



1 Gratton Street, Cheltenham, Gloucestershire, GL50 2AT
£475,000



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A very pretty ashlar stone fronted Grade II listed end of terrace house in a highly sought after location in The Suffolks, with flexible three storey accommodation and a courtyard garden.

Entrance porch, entrance hall, double reception room, dining room, kitchen, utility room, cloakroom, two double bedrooms, bathroom, separate WC, courtyard garden, on street permit parking.

Description: 1 Gratton Street is a very pretty Grade II listed end of terrace that has recently undergone a general scheme of refurbishment which includes redecoration and recarpeting.

The house provides three storey living space which offers some flexibility with a front to back double reception room enjoying light from both the front and rear. There are two first floor bedrooms served by a bathroom with separate WC. In the lower ground floor is a dining room opening in to the kitchen, beyond which is a utility room and cloakroom.

Outside are courtyard gardens to the front and rear. Parking is by way of on street permits that can be obtained by Cheltenham Borough Council.

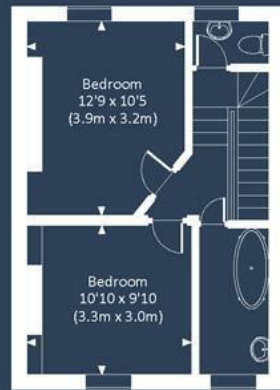
Situation: Gratton Street is a sought after residential road found in the heart of The Suffolks, incredibly accessible to the bars, restaurants and shops in the area, including The Bath Road.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league



GRATTON STREET, GL50

Approx. gross internal area 1098 Sq.Ft. / 102.0 Sq.M.



FIRST FLOOR



LOWER GROUND FLOOR



RAISED GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's recently refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals, and the revered jazz festival, drawing renowned performers like Van Morrison, Jamie Cullum, and Jools Holland over the years.

The pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the national hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a regular draw for visitors year after year.

Important Information

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Directions via What3words: [///storm.puns.second](https://www.what3words.com/storm.puns.second)

Tenure: Freehold.

Local Authority and Council Tax: Band C, Cheltenham Borough Council.

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First Floor Offices, 14-15 Montpellier Arcade Montpellier Street, Cheltenham, Gloucestershire, GL50 1SU
Tel: 01242 350022 Email: info@Regency-Residential.co.uk <https://www.regency-residential.co.uk>