



Sandford Street, St Luke's, Cheltenham, GL53

£325,000

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This is a charming cottage is situated on a remarkably peaceful road within the curtilage of the historic St Luke's Church. The location is ideal for accessing many of the town's most popular shopping areas and is offered with current planning consent to add a conservatory at the rear of the property.

This spacious two bedroom cottage offers beautifully presented accommodation and is immaculately presented throughout. During the present owners tenure the property has been substantially upgraded including the replacement of the bathroom, addition of plantation blinds and planning consent to add a conservatory at the rear of the property, the location is sought after and residents permit parking is a valuable asset to the district.

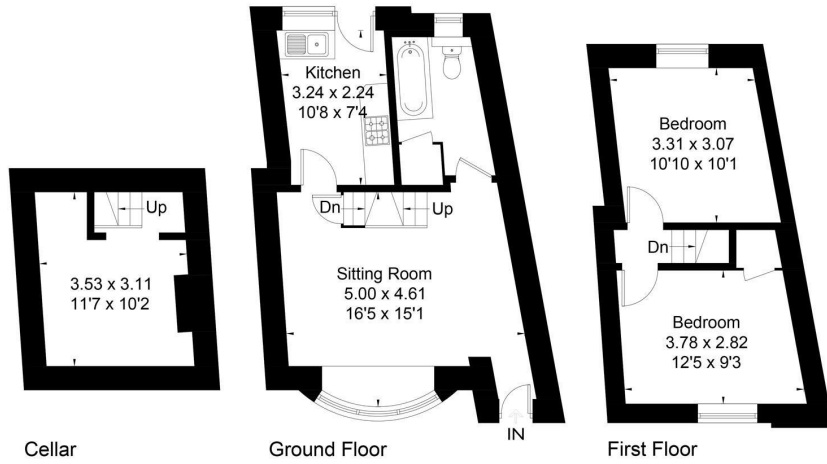
The accommodation on offer downstairs consists of a lovely reception room, immaculate kitchen and lastly a re-fitted bathroom suite. Upstairs consists of the two double bedrooms. Outside the courtyard is south facing and is perfect for a summer BBQ.

Freehold

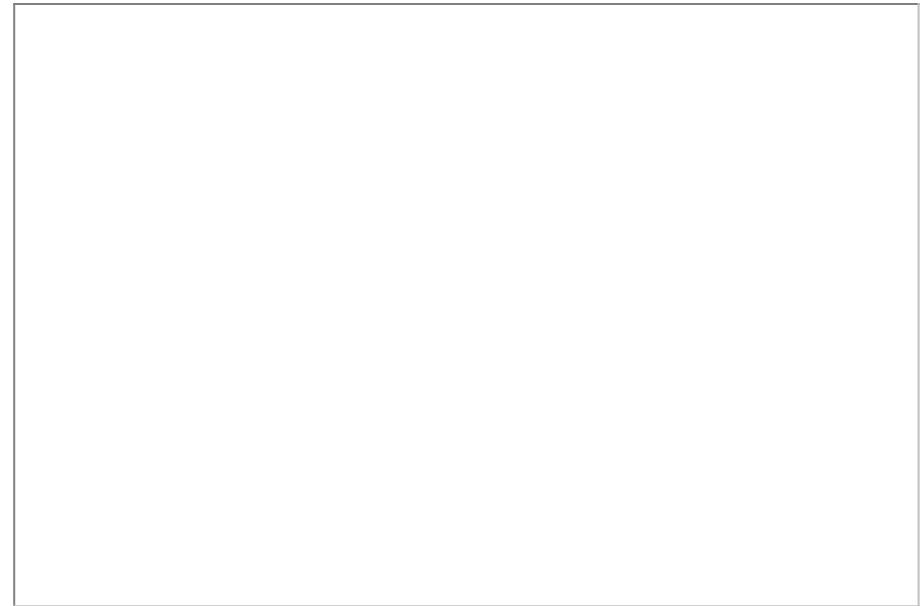
Council Tax Band: C



Approximate Area = 58.1 sq m / 625 sq ft  
Cellar = 11.3 sq m / 122 sq ft  
Total = 69.4 sq m / 747 sq ft  
Including Limited Use Area (1.7 sq m / 18 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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