





Portland Square, Pittville, Cheltenham, GL52

£300,000

2 1 1





Located within easy walking distance of the town centre and the beautiful Pittville Park, this well-presented two-bedroom mid-terraced house offers a blend of character and modern convenience. With spacious living areas, a basement, and a private patio garden, this property is perfect for investors or first-time buyers looking for a home in a great location.

Upon entering, you are welcomed into a bright and airy living room, featuring a charming feature fireplace that adds warmth and character. The open-plan layout leads seamlessly into a modern fitted kitchen, which boasts wall and base units and ample worktop space.

From the kitchen, there is access to the basement. This versatile space is enhanced by a log burner, creating a cosy and inviting atmosphere, making it suitable for a variety of uses such as a home office, guest room, or additional living space.

On the first floor, you will find two well-proportioned bedrooms, each offering plenty of natural light and space for bedroom furniture. The bathroom features a contemporary design with a shower over the bath, vanity unit and WC.

Outside, the property benefits from a private patio garden—a low-maintenance space perfect for outdoor dining or relaxing in the warmer months. Permit parking is available for residents.

This delightful home combines period charm with modern updates and is ideally suited for those looking to step onto the property ladder or invest in a desirable location.

Early viewing is highly recommended to fully appreciate all this property has to offer.

EPC to follow shortly

Freehold

Council Tax Band: C

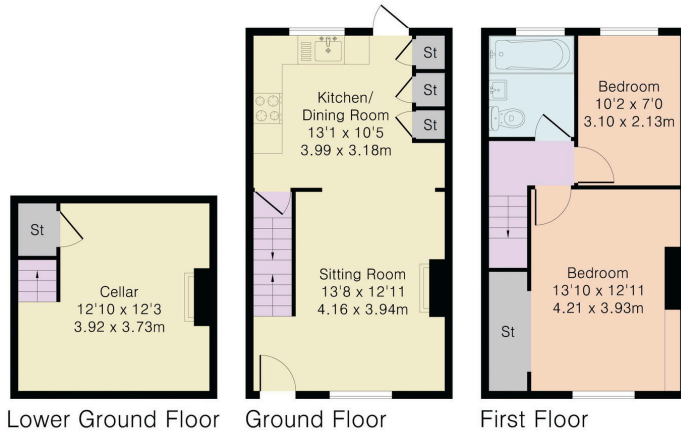


**Approximate Gross Internal Area 806 sq ft - 76 sq m**

Lower Ground Floor Area 168 sq ft – 16 sq m

Ground Floor Area 319 sq ft – 30 sq m

First Floor Area 319 sq ft – 30 sq m



- Two bedroom mid-terraced home
- Kitchen
- Private patio garden
- Gas central heating
- Living Area
- Basement with access from the kitchen
- Family bathroom
- Permit parking

