



Portland Square, Cheltenham, GL52

Offers Over **£425,000**

**ADAM
HALLIWELL**
property

exp UK

Property Type: Terraced House

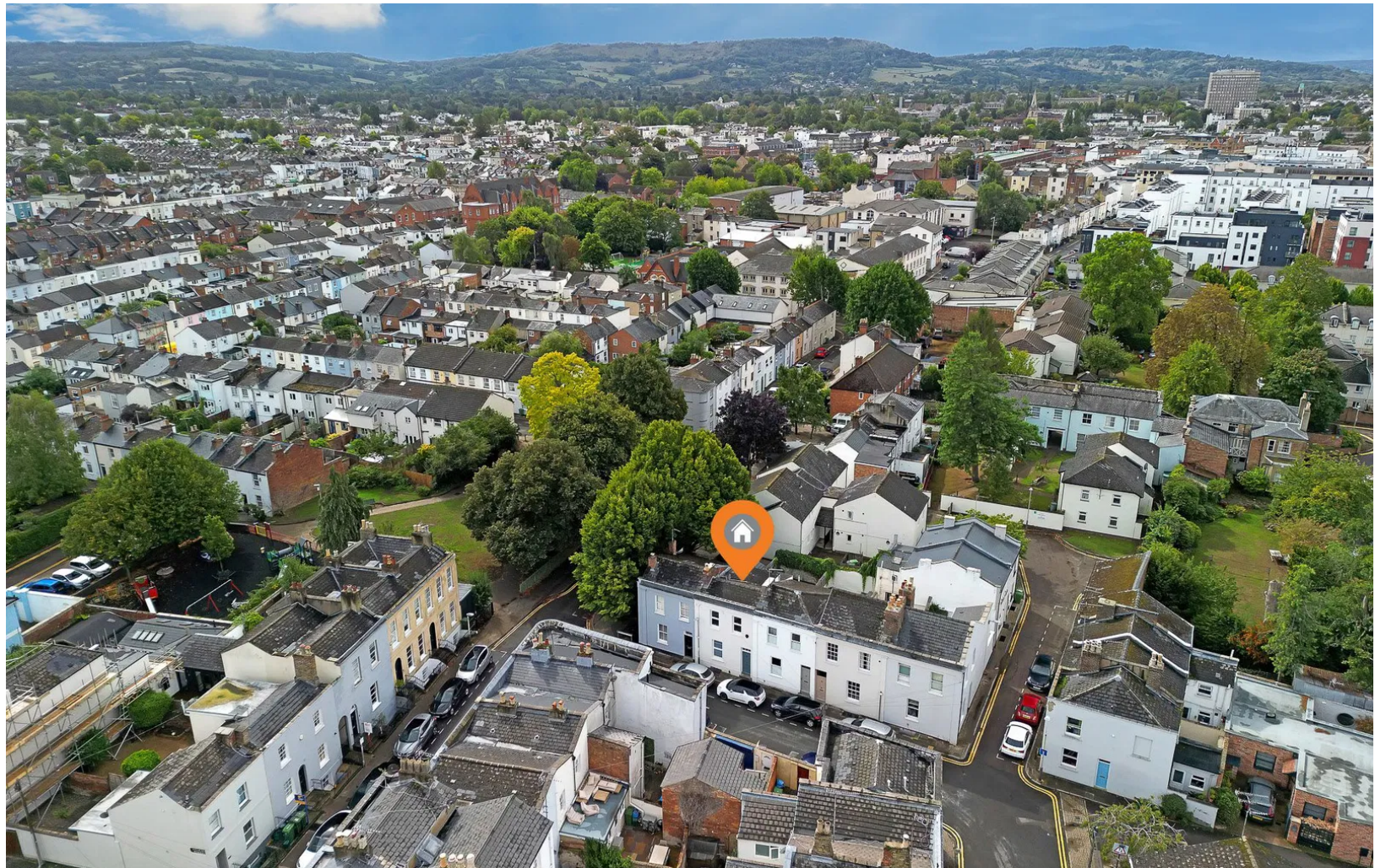
Bedrooms: 3

Bathrooms: 2

Receptions: 1

This well-presented three-bedroom town house, featuring spacious living areas, a modern open-plan kitchen, a south-facing garden, and residents parking, is ideally situated in a sought-after neighbourhood close to local amenities, outstanding schools, and green spaces—perfect for families, first-time buyers, or investors seeking a ready-to-move-in home.

- Prime residential location
- Spacious living room
- No onward chain
- Open-plan kitchen with breakfast area
- Bi-fold doors to garden deck
- South-facing low-maintenance garden
- Flexible accommodation
- Lower floor bedroom with shower room
- Walk to town
- Walk to Pitville Park



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We are pleased to present this well-appointed three-bedroom town house, offered for sale in a prime residential area. This property is perfectly suited for first-time buyers, families, town buyers, or those seeking a sound investment or rental opportunity. Meticulously maintained and well presented throughout, this home is ready to be moved into without the concern of an onward chain.

Upon arrival, you enter via the hallway. The spacious living room then greets you with its high ceilings a large window, creating a bright and inviting living area ideal for relaxation or entertainment. The open-plan kitchen/diner/family room stands out as the central hub of the house, boasting a built-in pantry with plumbing for the washing machine, a well-designed breakfast area, and integrated appliances. Natural light floods the space through large windows and impressive bi-fold doors, which open directly onto the south-facing garden deck. The garden itself features contemporary artificial grass, providing a low-maintenance yet attractive outdoor area for families or social gatherings.

Accommodation is generously arranged over various levels, offering flexible living spaces. All three bedrooms are comfortable doubles, with a suite discreetly positioned on the lower ground floor, benefitting from its own shower room for added privacy and convenience. Bedroom one is enhanced by excellent storage courtesy of built-in wardrobes, while the remaining bedroom provides ample space for family living or home working arrangements. There are two modern bath/shower rooms, ensuring practicality for busy households.

Situated in a sought-after backstreet location, the property enjoys close proximity to local amenities, nearby shops, cafes, and the high street—just a ten-minute walk away. Outstanding local schools, abundant parks, and walking routes are only six minutes' walk from your doorstep, making this home perfectly tailored for both family life and those who value a connected community environment.

With an EPC rating of D and council tax band C, this attractive property combines flexibility, convenience, and modern living—all within a highly desirable neighbourhood. Viewing is highly recommended to appreciate all this charming home has to offer.



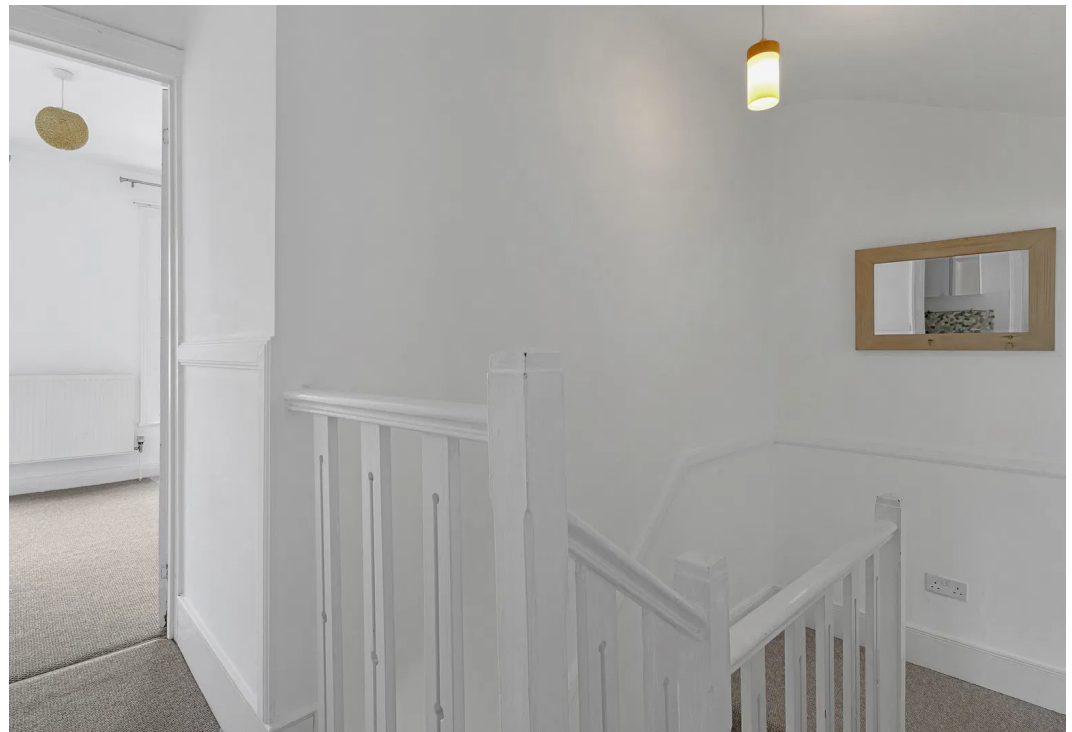


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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		





Basement
Floor area 29.7 sq.m. (320 sq.ft.)

Ground Floor
Floor area 49.5 sq.m. (533 sq.ft.)

First Floor
Floor area 38.0 sq.m. (409 sq.ft.)

Total floor area: 117.2 sq.m. (1,262 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io