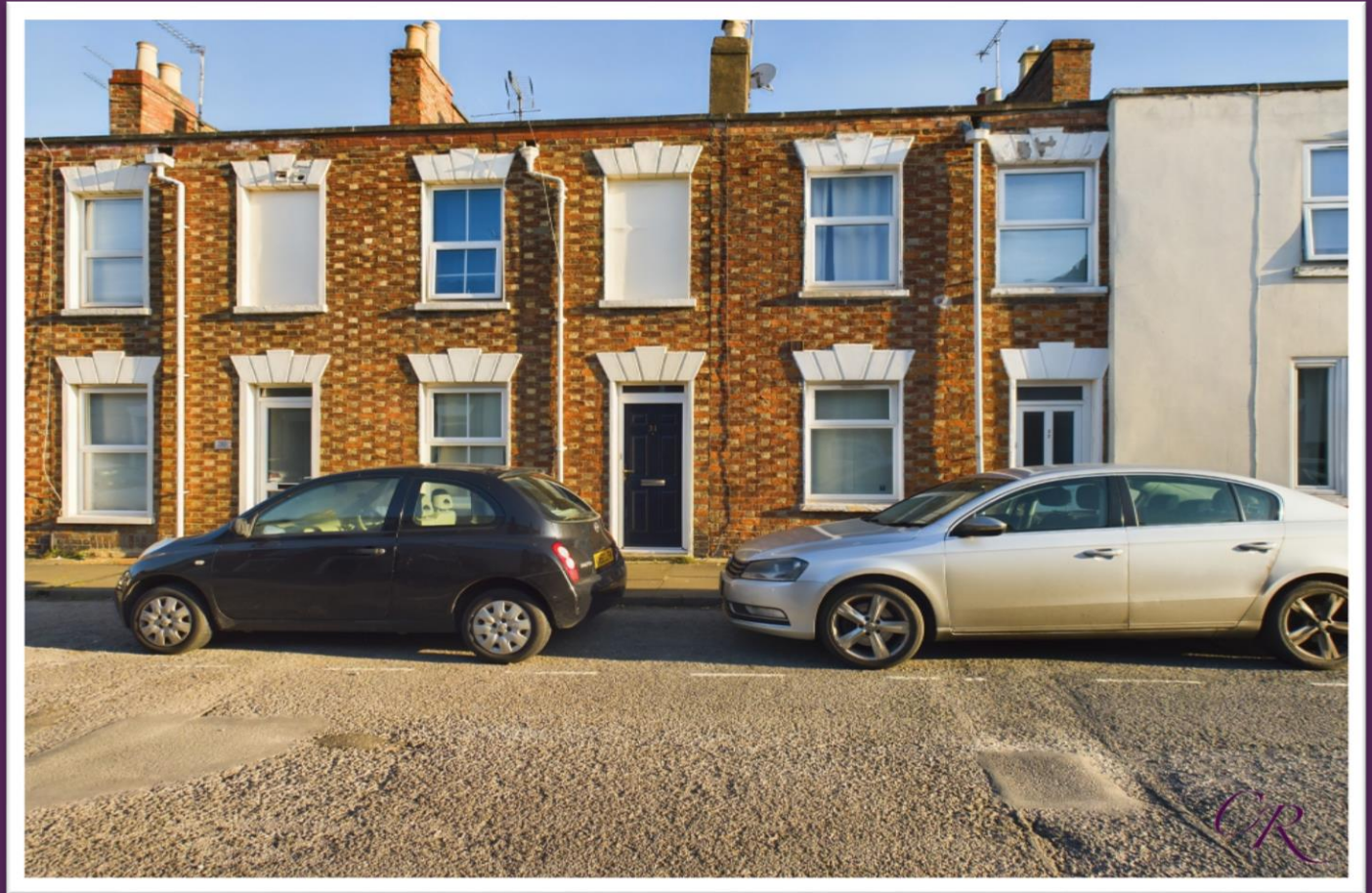


CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO RECEPTION ROOMS
- TWO GENEROUS BEDROOMS
- LOW MAINTENANCE REAR GARDEN
- BASEMENT IDEAL FOR STORAGE
- CLOSE TO THE TOWN CENTRE

Guide Price £220,000

Albert Street

Town Centre

GL50 4HS

Albert Street, Town Centre

A period mid-terrace property situated close to the town centre. Accommodation comprises two bedrooms, two reception rooms, a kitchen, a bathroom, and an enclosed rear courtyard garden.

Upon entering the property, the hallway has carpeting that flows into the two reception rooms and up to the first-floor bedrooms.

To the front of the property is a reception room currently used as a bedroom, and the dining room looks out to the rear courtyard garden through a Patio door.

A galley kitchen accessed from the dining room offers wood effect flooring with a range of fitted wall and base units with wood effect worktops, tiled splashbacks, and a stainless-steel sink and drainer unit with a mixer tap over. Integrated appliances include a gas hob, electric oven, and an extractor hood with additional space for a freestanding slimline dishwasher.

A door to the rear leads to a porch, where doors lead to the courtyard garden and bathroom, and there is space for a freestanding washing machine.

The bathroom comprises tiled flooring, partly tiled walls, a heated towel rail, a built-in storage unit, and a white suite comprising a bath with shower attachment, a low-level WC, and a basin.

From the hallway, access to the basement offers ideal storage space.



Passionate About Property...

OR

Upstairs are two double bedrooms with ample space for bedroom furniture and storage. Bedroom two to the rear of the property also has a feature fireplace and a built-in storage cupboard.

Outside to the rear is a low-maintenance courtyard garden.

The property further benefits from gas central heating and double glazing and is brought to market with no onward chain. Cheltenham is famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. The town centre boasts various local and high-street shops, eateries, bars, and art galleries, attracting visitors from far and wide. The property is situated within easy reach of the popular Brewery Quarter and Pittville Park.

Tenure- Freehold

Council Tax- A

All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

Passionate About Property...



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		93
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Floor -1



Ground Floor

Approximate total area¹⁾
1025.89 ft²
95.31 m²



Floor 1

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360