

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- FREEHOLD
- TWO BEDROOMS
- REAR ENCLOSED
- PARKING
- WALKING DISTANCE TO TOWN

Guide Price £260,000

Selkirk Street, GL52 2HH

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A fantastic opportunity to buy a period property close to the town centre.

The accommodation comprises two bedrooms, a reception room, kitchen, family bathroom and a garden.

As you approach the property it is set back from the road with a front garden and dropped curb.

On entering the home, you are brought into the hallway, which gives access to the reception room, kitchen and stairs to the first floor.

The kitchen looks out to the front of the property with a range of wall and base units with worktop over and tiled splash back.

The reception room looks out to the rear garden though the patio doors with the W/C completing the ground floor.

On the first floor, are two bedrooms.

Bedrooms one is a good-sized double overlooking the rear garden. Bedroom two is a good-sized single room with a box bay window looking out to the front of the property.

Outside, the rear garden is laid to lawn and patio areas perfect for entertaining.



Passionate About Property...

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing festival, The Cheltenham Gold Cup.

In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools, some of which are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College.

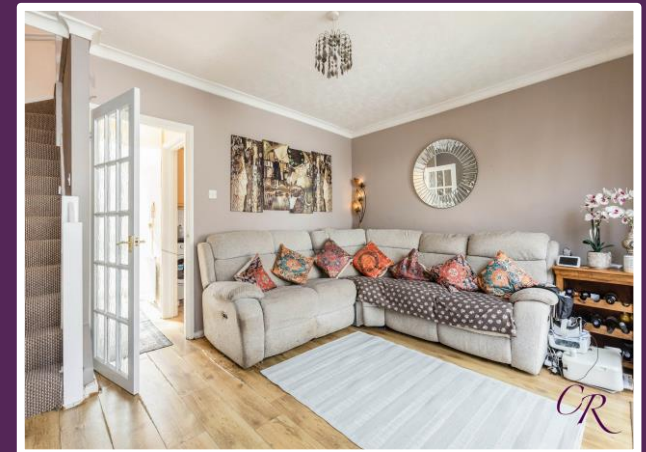
The town centre boasts a variety of local and high street shops, eateries, bars and art galleries, attracting visitors from far and wide.

Tenure-Freehold

Council Tax: C

All information regarding the property details, including a position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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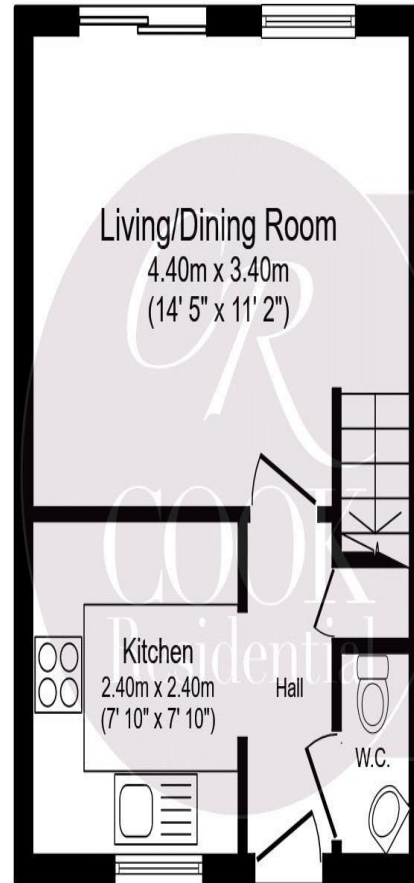


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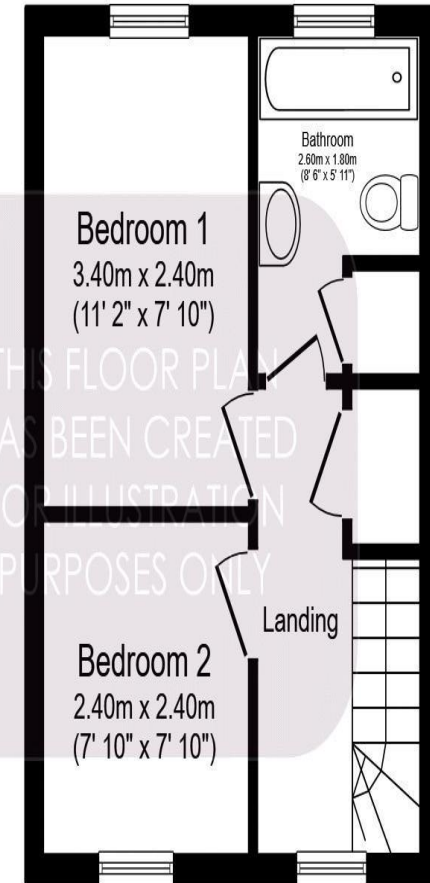
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lowest running costs			
94-100	A		94
81-93	B		81
69-80	C		69
55-68	D		55
39-54	E		39
21-38	F		21
1-20	G		1
Not energy efficient - higher running costs			
England, Scotland & Wales			



Ground Floor



First Floor



Total floor area 51.9 m² (559 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

