

CR
COOK
Residential

01242 500 259
www.cookresidential.co.uk



- INVESTMENT PROPERTY
- SPACIOUS WITH FIVE-BEDROOMS
- LOW MAINTENANCE COURTYARD GARDEN
- MODERN GALLEY KITCHEN DESIGN
- CONVENIENT ON-STREET PARKING
- CLOSE TO THE TOWN CENTRE

Guide Price £300,000

Townsend Street

St Pauls

GL51 9HA

Townsend Street, St Pauls, GL51 9HA

CURRENTLY BEING ADVERTISED WITH NO ONWARD CHAIN FROM JUNE 30TH 2025. SHOULD A SALE NOT BE AGREED BY DECEMBER 2024 THEN THE SITUATION MAY CHANGE AND THE PROPERTY MAY ONLY BE AVAILABLE FOR SALE WITH TENANTS IN SITU.

Cheltenham Cook Residential is delighted to present this five-bedroom investment property within easy reach of the town centre.

Spanning three storeys, this spacious home benefits from a basement bedroom, a generous living area, and a low-maintenance courtyard garden. Offered as an investment opportunity, full details can be provided upon request.

Entrance Hall: Upon entering, you are welcomed into a hallway that offers access to all ground-floor rooms, the first floor, and the lower ground floor, as well as a ground-floor bedroom at the front of the property.

Ground Floor:

Bedroom: Situated at the front of the property, can also be used as an additional reception room if required.

Sitting Room: A comfortable space with access to the kitchen, ideal for gatherings and relaxation.

Kitchen: This galley-style kitchen features wooden wall and base unit cabinets with granite-effect countertops. There is space for a cooker, cooker hood, washing machine, and full-size fridge freezer.

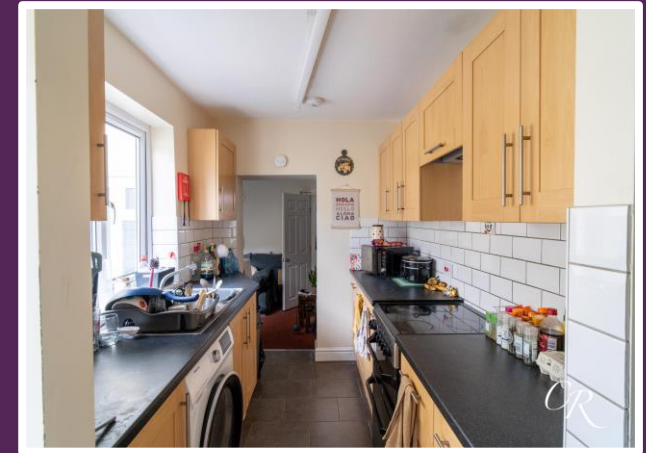
Shower Room: Located at the rear of the kitchen, providing convenience on the ground floor.

Basement:

Bedroom: A good space for a bedroom offering privacy and space for a double bed.

First Floor:

Bedroom One: A spacious room offering privacy and comfort.



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Bedroom Two: Another generous bedroom, with space for a double bed.

Bedroom Three: Cozy bedroom with space for a double bed.

Courtyard Garden: Outside, the property boasts a low-maintenance courtyard garden, perfect for outdoor relaxation and entertaining.

Parking: The property benefits from on-street parking, ensuring convenient access for residents.

Additional Features: The property benefits from period features throughout. A perfect Investment Property, currently a Licensed HMO.

Tenure: Freehold

Council Tax Band: B

Annual Rental Income: Please enquire for details

Location: Cheltenham offers easy access to the A40 and M5 motorway. The town itself is a beautiful Regency Spa, famous for its festivals. It boasts a variety of local and high-street shops, eateries, bars, and art galleries, all attracting visitors from far and wide.

Disclaimer: All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

