

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 £250,000

Albert Street
Cheltenham Town Centre
GL50 4HS

Albert Street, Cheltenham Town Centre, Cheltenham, GL50 4HS

Cook Residential is delighted to present this charming period mid-terrace property, perfectly situated within easy reach of Cheltenham's bustling town centre. Offering two bedrooms, two reception rooms, and a low-maintenance rear courtyard garden, this home combines classic character with modern conveniences. With no onward chain, it's an ideal opportunity for first-time buyers, investors, or those looking to downsize.

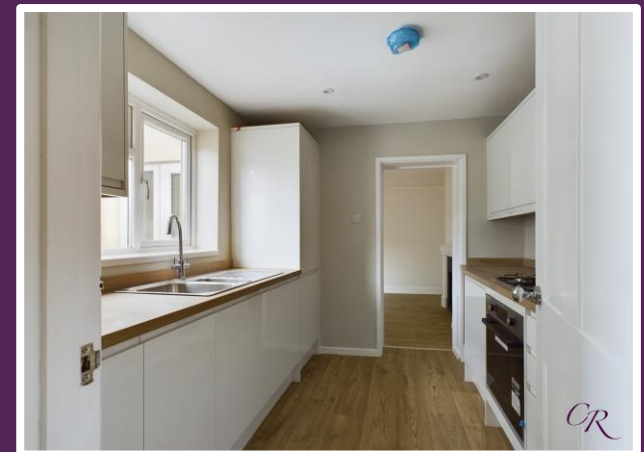
Reception Rooms: Upon entering, you are greeted by a welcoming hallway with wooden flooring that flows seamlessly into the two reception rooms. The front reception room, currently used as a bedroom, offers flexibility in its use. The dining room, situated at the rear, boasts a patio door leading directly to the enclosed courtyard garden, providing a wonderful space for entertaining or relaxing.

Kitchen: The galley kitchen is accessed from the dining room and features wooden flooring, a range of fitted wall and base units, and wood-effect worktops. With tiled splashbacks and a stainless-steel sink and drainer unit, the kitchen also includes integrated appliances such as a gas hob, electric oven, and extractor hood, with additional space for a slimline dishwasher.

Porch and Bathroom: A door from the kitchen leads to a small porch area, offering access to both the courtyard garden and the bathroom. The bathroom is well-appointed with tiled flooring, partly tiled walls, a heated towel rail, and a built-in storage unit. The white suite includes a bath with a shower attachment, a low-level WC, and a basin.

Bedrooms: Upstairs, the property features two spacious double bedrooms. The front bedroom offers plenty of space for furniture and storage, while the rear bedroom includes a feature fireplace and a built-in storage cupboard, adding character and functionality.

Basement: The property also benefits from a basement, accessed from the hallway, providing ideal storage space.



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Courtyard Garden: Outside, the enclosed rear courtyard garden is designed for low maintenance, making it a perfect spot for outdoor dining or simply enjoying the fresh air.

Additional Features: The property further benefits from gas central heating, double glazing, and is offered with no onward chain, ensuring a smooth and convenient purchase process.

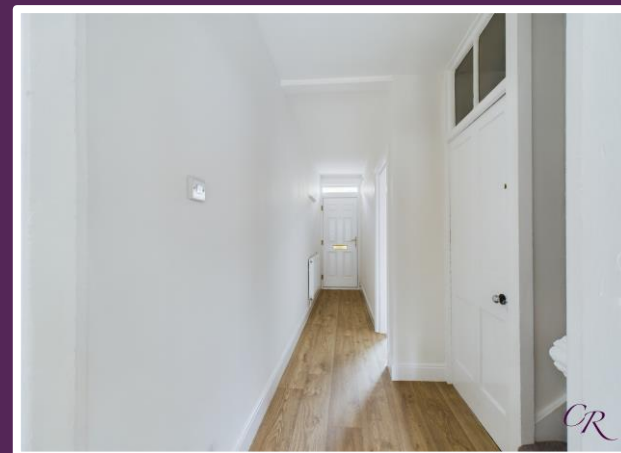
Cheltenham is renowned for its cultural festivals, including Literature, Music, Science, and the prestigious Cheltenham Gold Cup. The town centre offers an array of local and high-street shops, eateries, bars, and art galleries, making it a vibrant place to live. The property is conveniently located near The Brewery Quarter and Pittville Park, providing easy access to leisure and recreational facilities.

Tenure: Freehold
Council Tax Band: 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.

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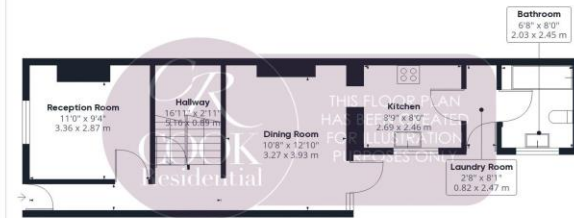


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		93
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



Floor -1



Ground Floor



Floor 1

CR

Approximate total area[®]
1025.89 ft²
95.31 m²

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.

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