

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- SOUGHT-AFTER ST. LUKE'S LOCATION
- CHARMING PERIOD TERRACED PROPERTY
- TWO SPACIOUS DOUBLE BEDROOMS
- LOG BURNER
- PERIOD FEATURES
- ON STREET PERMIT PARKING

Guide Price £260,000

Mitre Street

St. Lukes

GL53 7JS

Mitre Street, St. Lukes, Cheltenham, GL53 7JS

Cook Residential is delighted to present this charming two-bedroom terraced home, nestled in the sought-after St. Luke's area of Cheltenham. This beautifully presented property effortlessly blends traditional period features with modern comforts. Boasting a spacious reception room and two generously sized double bedrooms, this home is ready for its new owners to move in and enjoy.

Sitting Room: The welcoming front sitting room features built-in shelving and a cosy log burner ideal for unwinding after a long day. With neutral décor and wooden flooring, it offers a peaceful ambience and ample space for relaxing or entertaining guests.

Kitchen: The well-appointed kitchen features a range of white wall and base units with contrasting black countertops. There is space for a washing machine, dishwasher, oven, and fridge-freezer, offering functionality and style for the home cook.

Bedrooms: Upstairs, the property boasts two spacious double bedrooms. Bedroom one is positioned at the front of the property with a feature fireplace, built-in storage, and carpeted flooring. Bedroom two also benefits from a front aspect window and a roof lantern, allowing natural light to flood the space, making it a bright and welcoming room.

Bathroom: The bathroom features wooden-effect flooring, part-tiled walls, and a roof lantern that enhances natural light. It includes a bath with an overhead shower, WC, sink, and a heated towel radiator, ensuring comfort and convenience.

Passionate About Property...



Tenure: Freehold
Council Tax Band: B

Location: St. Luke's is a vibrant and desirable area of Cheltenham, within walking distance to the town centre and its wealth of amenities. Cheltenham is famed for its Regency architecture, festivals, and excellent schools, including Cheltenham College and Cheltenham Ladies' College. The town is also well-connected, with easy access to the A40 and M5 motorway, making it ideal for commuters.

All property details, including its position on Freehold, must be confirmed between the vendor and purchaser's solicitors.

All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

