

# CR COOK Residential

01242 500 259  
[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- CLOSE TO THE TOWN CENTRE
- TWO BEDROOM HOME
- WELL PRESENTED THROUGHOUT
- STYLISH GALLEY KITCHEN
- ENCLOSED COURTYARD GARDEN
- PERMIT PARKING

Guide Price £230,000

**Victoria Street**

**Cheltenham**

**GL50 4HU**

# Victoria Street, Cheltenham, GL50 4HU

Cook Residential is delighted to present this charming two-bedroom end terraced home, ideally located within walking distance of Cheltenham's Town Centre. This property boasts a blend of character features and modern touches, including two reception rooms, a low-maintenance courtyard garden, and permit parking. Perfect for first-time buyers, investors, or those looking to downsize.

**Sitting Room:** Entering the property, you are welcomed into a cosy sitting room featuring a front window aspect, wooden flooring, and a charming feature fireplace, creating a warm and inviting space for relaxation.

**Dining Room:** The dining room, accessed from the sitting room, is a versatile space with wooden flooring and an electric fireplace, making it perfect for family meals or entertaining.

**Kitchen:** Positioned at the rear of the property, the galley kitchen is fitted with sleek white gloss wall and base units, complemented by durable LVT flooring and white countertops. It includes a built-in oven, hob, and extractor fan, with space for a fridge, freezer and washing machine.

**Rear Hallway and Bathroom:** Beyond the kitchen, a small hallway provides access to the garden and the bathroom. The modern bathroom features fully tiled walls and flooring, a shower-over-bath, a basin, and a WC.

**Bedroom One:** A spacious double bedroom with a front-facing aspect and carpeted flooring offering a peaceful retreat.

**Bedroom Two:** Overlooking the courtyard garden, this carpeted room is ideal as a guest room, child's bedroom, or home office.

**Courtyard Garden:** The property benefits from an enclosed rear courtyard garden, designed for low-maintenance living and perfect for outdoor relaxation or entertaining.



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**Parking:** Residents can take advantage of permit parking, offering convenience and ease for homeowners.

**Tenure:** Freehold  
**Council Tax Band:** A

**Location:** Situated in a sought-after residential area, this delightful home enjoys close proximity to excellent local amenities, reputable schools, and convenient transport links, making it a perfect location for modern living. 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 has an enviable reputation for its excellent schools, some of which are recognised internationally, 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.

A viewing is highly recommended to fully appreciate the space, style, and location of this fantastic property.

All information regarding the property details, including its position on Freehold, is to be confirmed between the vendor and purchaser solicitors.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	49	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

