

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- BEAUTIFULLY PRESENTED PERIOD PROPERTY
- FULLY RENOVATED THROUGHOUT
- TWO GENEROUS BEDROOMS
- TWO RECEPTION ROOMS AND A KITCHEN-BREAKFAST ROOM
- CELLAR PROVIDING STORAGE
- LANDSCAPED COURTYARD GARDEN

Offers in Excess of £425,000

Mitre Street

St. Lukes

GL53 7JS

Mitre Street, St. Lukes, GL53 7JS

Set in the vibrant St. Lukes, this charming period terraced property stands out with its two spacious double bedrooms and two inviting reception rooms.

The property has been completely renovated throughout including a new boiler, windows, doors, radiators, and flooring so offers a unique blend of comfort and elegance.

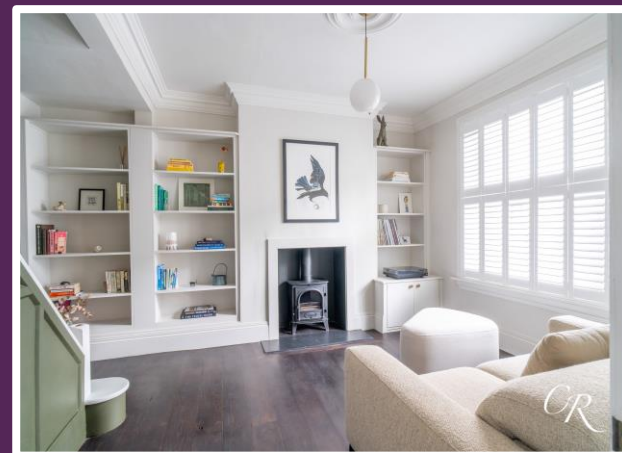
Living Areas: The property has a welcoming front sitting room with built in shelving and a log burner, ideal for relaxation. A further reception room has French doors opening onto the enclosed rear garden.

Modern Kitchen-Dining Room: The kitchen offers contemporary fittings, ample counter space, top-of-the-range integrated appliances and underfloor heating making it a chef's delight. A dining area has views and access to the rear garden.

Convenient Storage: The property features a practical cellar, easily accessible from the hallway, providing ample storage space for all your needs.

First Floor: The landing area leads to the bedrooms, the family bathroom and further storage.

Bedrooms: The property boasts two generously sized bedrooms, each designed with your comfort and personalisation in mind. These versatile spaces include a practical dressing room with storage and can easily



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accommodate a variety of furniture layouts and personal touches, allowing you to create your perfect sanctuary.

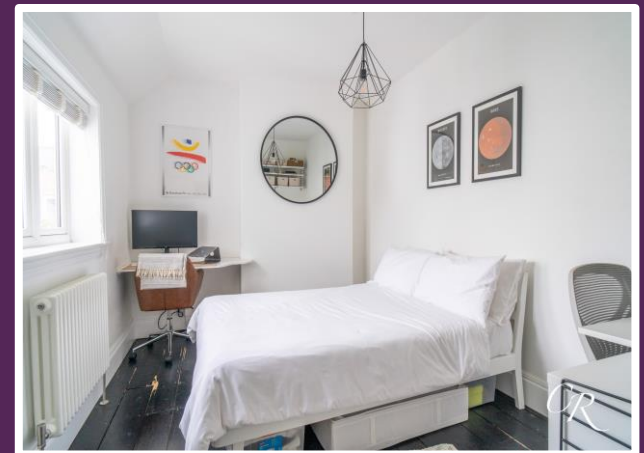
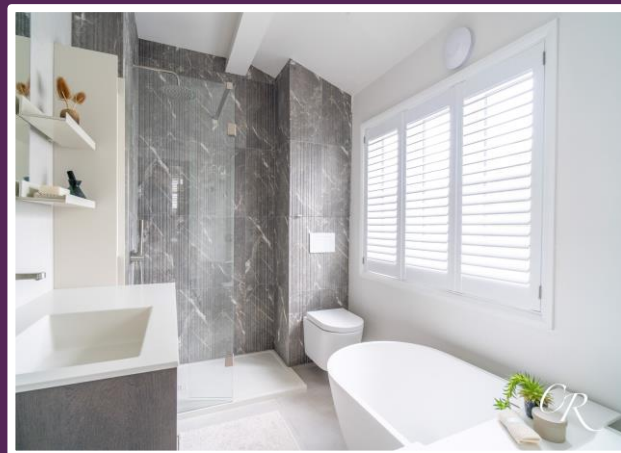
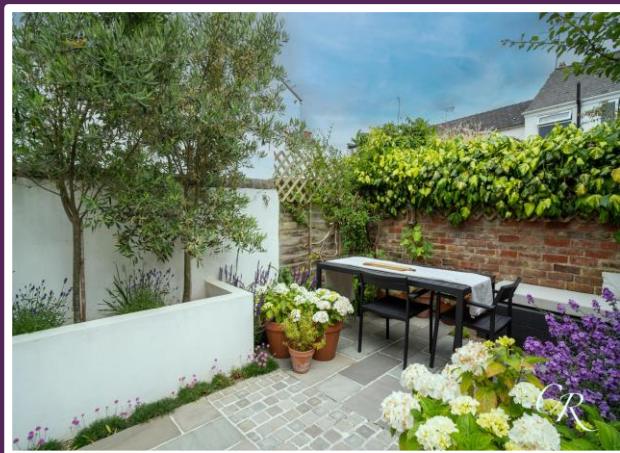
Bathroom: The newly fitted, Italian bathroom features sleek fixtures and fittings, providing a touch of luxury to your daily routine

Outdoor Space: The property includes a well-maintained, landscaped, low-maintenance courtyard garden area that is perfect for outdoor relaxation or entertaining guests in a private setting.

Tenure: Freehold
Council Tax Band: C

Local Charm: Cheltenham, a picturesque Regency Town, is renowned for its vibrant festivals, including Literature, Music, Science, Jazz, and the prestigious National Hunt Racing Festival, The Cheltenham Gold Cup. The town also boasts excellent schools, some of which have international recognition, such as Cheltenham College and Cheltenham Ladies College. The town centre is a hub of activity, with a diverse range of local and high-street shops, eateries, bars, and art galleries, catering to all tastes and

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approx. Gross Internal Floor Area 1175 sq. ft / 109.34 sq. m
Produced by Elements Property