



Park Street, Cheltenham, GL50 3NG

In Excess of £270,000



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Cheltenham, GL50 3NG

A beautifully presented two-bedroom terraced home offers a wonderful blend of character and contemporary styling, thoughtfully updated throughout to create a warm and inviting living space.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Two Bedroom Tastefully Updated & Well Maintained Home
- Open Plan Sitting & Dining Room
- Feature Log Burner
- Modern Fitted Kitchen with Wooden Worktops
- Just a Short Distance from Cheltenham Town Centre
- Low Maintenance Enclosed Rear Garden





This beautifully presented two-bedroom terraced home offers a wonderful blend of character and contemporary styling, thoughtfully updated throughout to create a warm and inviting living space. With a well-balanced layout, stylish interiors and a private rear garden, the property is ideally suited to first-time buyers, downsizers or investors seeking a home ready to move straight into.

Sitting Room: Accessed directly from the front door, the sitting room is a welcoming and cosy space positioned at the front of the property. Centred around a charming working fireplace, the room offers a warm focal point. Tastefully decorated and filled with natural light, it provides a comfortable setting for relaxation.

Dining Room: Flowing seamlessly from the sitting room, the dining room is a spacious and sociable area, ideal for both everyday dining and entertaining. The room also houses the staircase to the first floor and benefits from double doors opening out to the rear garden, allowing natural light to flood in and enhancing the connection between indoor and outdoor living.

Kitchen: Leading on from the dining room, the kitchen is both stylish and practical, fitted with a range of modern wall and base units complemented by wooden worktops and tiled splashbacks. Well arranged for cooking and preparation, the space offers a pleasant outlook and easy access through to the rear section of the property.

Inner Hallway: A useful connecting space beyond the kitchen, providing additional storage potential and access to the garden via a secondary door, adding further practicality to the layout.

Shower Room: Beautifully appointed, the shower room features a contemporary walk-in shower with attractive tiling, a modern vanity unit with wash hand basin, and WC. Finished with stylish fittings and a fresh, light feel, it creates a calm and functional space.

First Floor Landing: Provides access to both bedrooms.

Bedroom One: A generous double bedroom positioned at the back of the property, benefiting from two windows that allow for an abundance of natural light and views to the park. The room also includes built-in wardrobe storage and offers a bright and airy feel.

Bedroom Two: A well-proportioned second bedroom overlooking the front of the property, featuring a large window that fills the room with light. Also benefitting from a built-in wardrobe, this room is versatile and ideal as a guest bedroom, home office or nursery.

Garden: The rear garden has been thoughtfully arranged to create an attractive and low-maintenance outdoor space. A patio area leads directly from the property, ideal for seating and dining, while the main garden area features artificial lawn bordered by mature planting and characterful brick walls. The space is perfect for relaxing or entertaining, with a useful log store adding both practicality and charm.

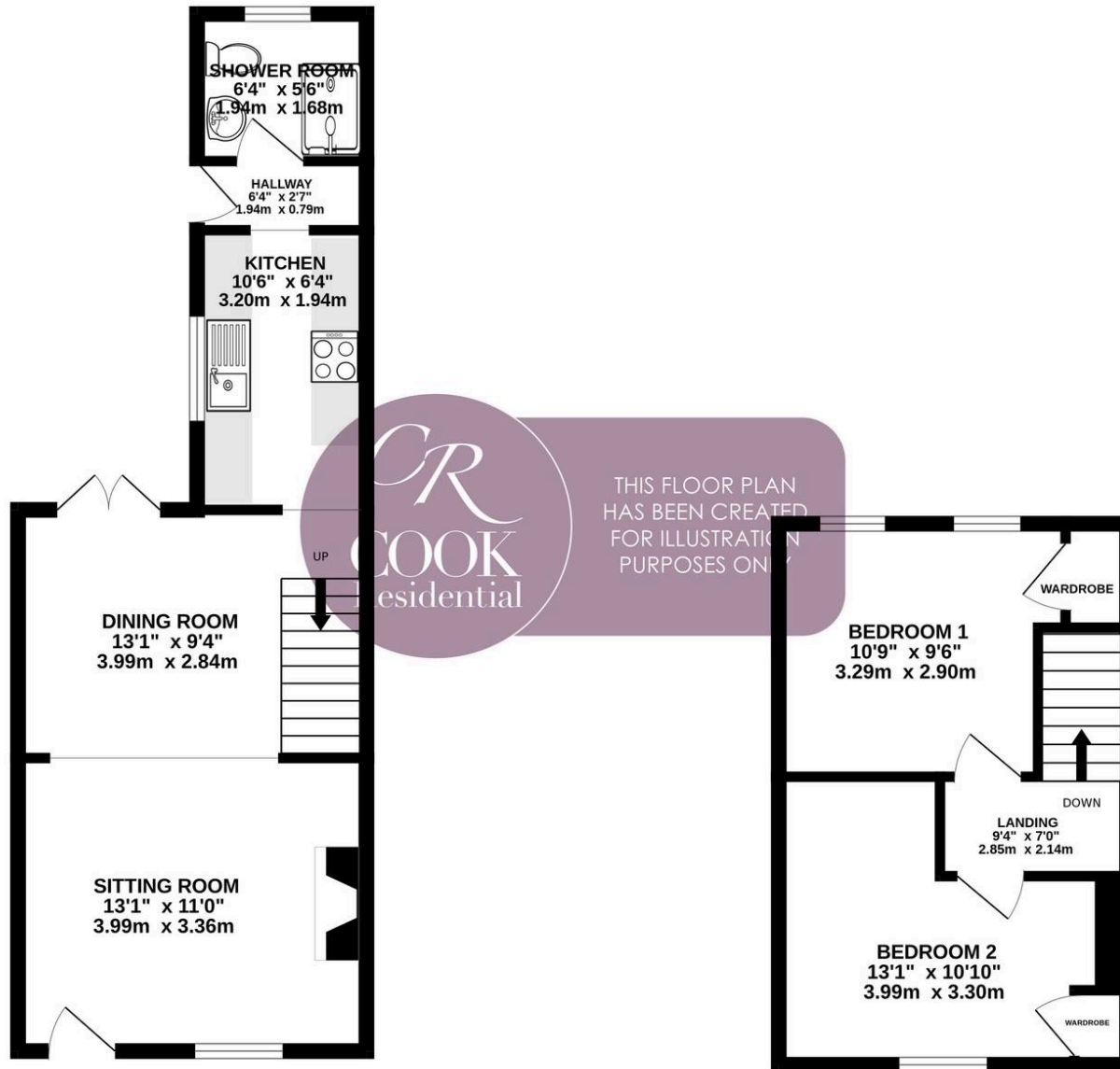
Location: Situated within a popular and well-established residential area, the property enjoys convenient access to a range of local amenities, shops and transport links. Cheltenham town centre is within easy reach, offering a vibrant mix of restaurants, boutiques and leisure facilities, while nearby green spaces provide excellent opportunities for outdoor enjoyment.

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GROUND FLOOR
378 sq.ft. (35.1 sq.m.) approx.

1ST FLOOR
263 sq.ft. (24.4 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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