



## 11 ST PHILLIPS STREET

CHELTENHAM GL50 2BP



## AN ELEGANT PERIOD PROPERTY

A Grade II listed townhouse in central Cheltenham offering 1,572 sq ft of flexible accommodation over three floors, including a self-contained lower ground apartment, private garden and balcony.



Local Authority: Cheltenham Borough Council

Council Tax band: C

Tenure: Freehold

Guide price: £550,000



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A stylish period home combining character and modern living, ideal for families and entertaining.

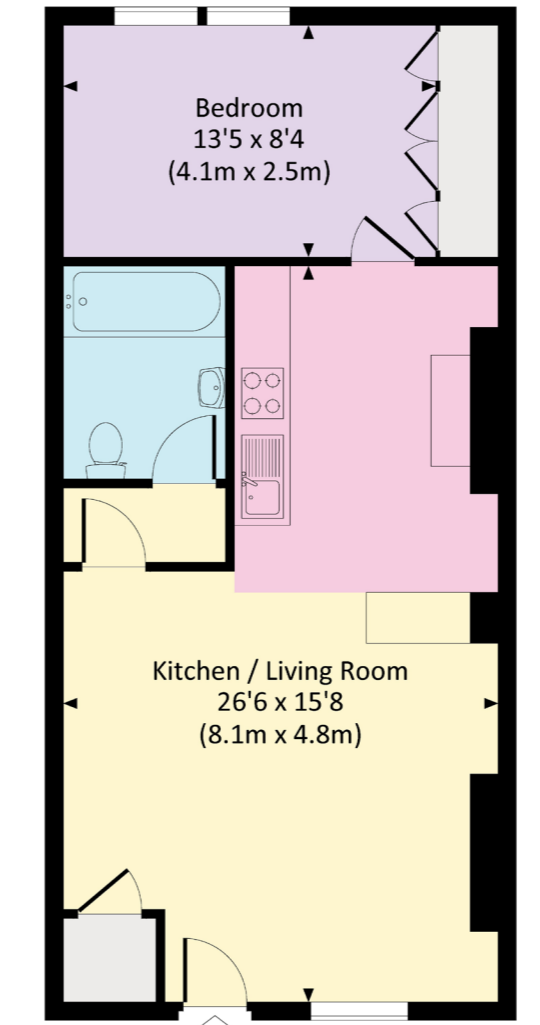
It includes a self-contained lower ground floor apartment with kitchen/living space, bedroom, and bathroom - perfect for guests or rental income. The main floors offer a reception room, spacious kitchen/dining area with balcony access, three bedrooms, and a family bathroom.

Outside, there is a private garden with decking and a balcony for outdoor dining. The property is within walking distance of Cheltenham town centre, with excellent access to shops, amenities, the M5, and Cheltenham Spa station.

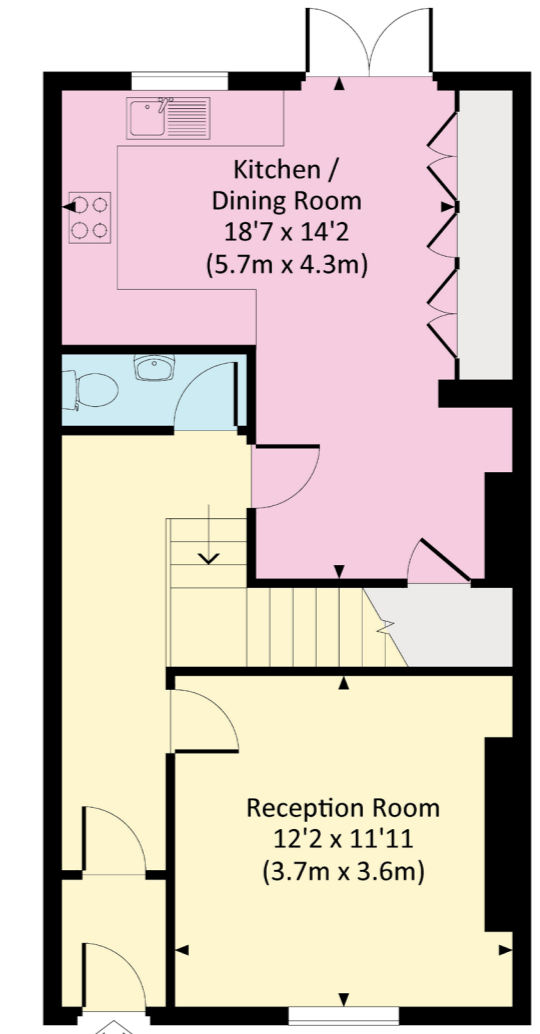


## St. PHILLIPS STREET, GL51

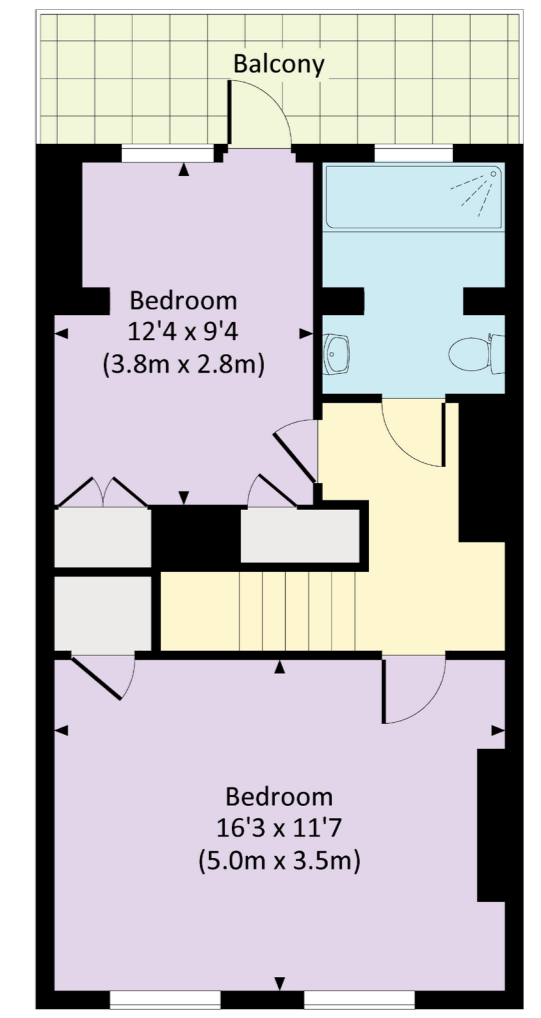
Approx. gross internal area  
1572 Sq Ft. / 146.0 Sq M.



LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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