Union Street, Cheltenham, GL52 2JN

Guide Price £340,000

Union Street

Cheltenham, GL52 2JN

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Beautifully Presented Two-Bedroom Period Home
- Excellent Location Within Walking Distance To The Town Centre
- Stunning Open-Plan Kitchen With Central Island And Bi-Fold Doors
- Spacious Sitting Room And Separate Dining Area
- Enclosed Low-Maintenance Courtyard Garden
- Permit Parking Available

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the goonies

Situated within the heart of Fairview, one of Cheltenham's most sought-after residential locations, this beautifully presented two-bedroom period home effortlessly combines character features with stylish contemporary living. Thoughtfully updated throughout, the property offers bright, open-plan accommodation ideal for modern lifestyles, with a superb kitchen extension opening seamlessly onto a private courtyard garden.

Sitting Room / Dining Area: Entering through the front door, you are welcomed into a spacious sitting room filled with natural light from the large front-facing sash window. Original wooden flooring, attractive feature fireplaces and period detailing combine with tasteful décor to create an inviting living space, which flows openly into the dining area. Positioned between the sitting room and kitchen, the dining area provides an excellent space for entertaining or everyday family dining. Original timber flooring continues throughout, while the open-plan layout creates a wonderful sense of space and connection between the reception rooms and kitchen.

Kitchen: A standout feature of the home, the beautifully appointed kitchen has been thoughtfully extended and fitted with an excellent range of contemporary wall and base units complemented by wooden work surfaces and a central island with breakfast seating. Integrated appliances, roof lanterns and recessed lighting enhance the bright and airy feel, while full-width bi-fold doors create a seamless transition onto the courtyard garden, making it an exceptional space for entertaining.

Landing: Stairs rise from the sitting room to the first-floor landing, providing access to both bedrooms and the family bathroom.

Bedroom One: A generous principal bedroom positioned to the front of the property, featuring two large sash windows that flood the room with natural light. Offering ample space for a double bed together with additional bedroom furniture, this attractive room retains the charm expected of a period home.

Bedroom Two: Located to the rear of the property, the second doublebedroom is well suited as a guest room, nursery or home office. The room comfortably accommodates bedroom furniture while enjoying a pleasant outlook over the rear courtyard.

Bathroom: The family bathroom is fitted with a white suite comprising a panelled bath with shower over, WC and pedestal wash hand basin. A frosted rear-facing window provides natural light and ventilation, while the room retains the property's charming character.

Courtyard Garden: To the rear, the property enjoys the sun all day long in an enclosed, low-maintenance courtyard garden enclosed by painted brick walls, creating a private and attractive outdoor space. There is ample room for outdoor seating and dining, making it ideal for entertaining or relaxing during the warmer months. The courtyard is directly accessed from the kitchen via impressive bi-fold doors.

Parking: On-street permit parking is available.

Tenure: Freehold

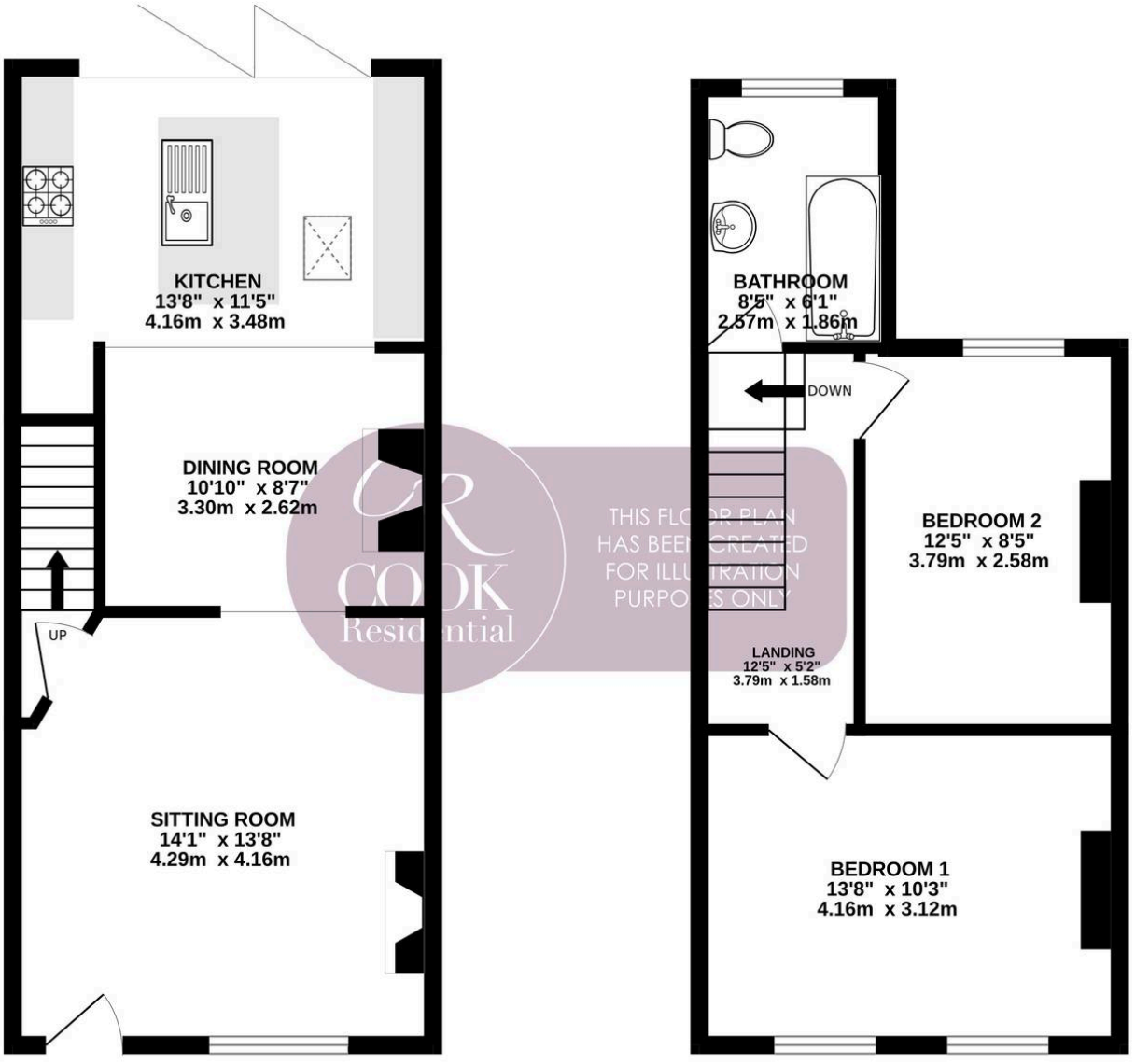
Council Tax Band: B

Location: Union Street enjoys a prime position within the highly desirable Fairview area of Cheltenham, just a short stroll from the town centre, Pittville Park and an excellent range of independent cafés, restaurants and shops. Cheltenham's renowned festivals, excellent schools and transport links are all within easy reach, making this an ideal location for professionals, first-time buyers and those seeking convenient town-centre living.

Disclaimer: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed and they do not constitute an offer or contract. Purchasers should rely on their own enquiries, inspections and professional advice. Fixtures, fittings and appliances have not been tested and therefore no guarantee can be given regarding their working condition. Floor plans are for guidance only and should not be relied upon for measurements.

GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

1ST FLOOR
353 sq.ft. (32.8 sq.m.) approx.



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THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

TOTAL FLOOR AREA : 773 sq.ft. (71.8 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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