



St. James Square, Town Centre, GL50 3PR

Guide Price £600,000



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Spacious period townhouse in central Cheltenham with main house and self-contained basement flat, enclosed rear garden, permit parking, and separate heating. Freehold. Needs some updating.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Period Home With a Separate Self Contained Basement Annexe
- Period Features Throughout The Home
- Flexible Living Accommodation
- Fantastic Cheltenham Central Location
- Beautifully Landscaped Enclosed Rear Garden
- Permit Parking Available



A substantial and versatile period townhouse located in the heart of Cheltenham town centre, offering generous accommodation arranged over several floors together with a self-contained basement flat. The property is held on a single title yet benefits from two separate dwellings, each with its own council tax band and independent heating system. A particular feature is the enclosed rear garden, which is accessible from both the main house and the basement flat.

Entrance Hall: A welcoming entrance hall providing access to the principal accommodation and staircase to the upper floors, setting the tone for the space and proportions found throughout the home.

Kitchen / Breakfast Room: A well-appointed and stylish kitchen/breakfast room fitted with a comprehensive range of contemporary wall and base units, generous worktop surfaces and integrated appliances including a double oven and induction hob with extractor above. There is ample space for a breakfast table, while sash windows and recessed ceiling lighting create a bright and sociable everyday living space.

Utility Room: A separate and highly practical utility room providing additional storage, worktop space and plumbing for laundry appliances, keeping the main kitchen area free from clutter.

Shower Room: A modern shower room fitted with a walk-in shower enclosure, wash hand basin with vanity storage and contemporary tiling, complemented by a heated towel rail.

Dining Room / Snug: A versatile room currently used as a snug but equally suitable as an additional bedroom if required. The room enjoys excellent natural light, high ceilings and flexible proportions, making it ideal for a variety of uses. This is a superb space for relaxing or entertaining.

Bedroom: A comfortable double bedroom offering ample space for freestanding furniture, finished in neutral tones and benefiting from recessed lighting and a peaceful outlook.

Sitting Room / Bedroom: A versatile room currently used as a sitting room, but equally suitable as an additional bedroom if required. It is an elegant and generously proportioned room featuring high ceilings, large sash windows and a striking feature fire surround as the focal point.

Bedroom: A further well-proportioned bedroom set on the upper floor, featuring a pitched ceiling, recessed lighting and a window providing natural light. Ideal as a guest bedroom or home office.

Ensuite W/C: Ensuite fitted with a WC and wash hand basin.

Dressing Room: A dedicated dressing room fitted with hanging rails and shelving, providing excellent storage and forming a practical addition to the bedroom accommodation.

Bathroom: A spacious and contemporary bathroom fitted with a modern suite comprising a bath and separate walk-in shower, wash hand basin with vanity unit, WC and bidet. Finished with stylish tiling, wood-effect flooring and recessed lighting.

Basement Flat - A self contained basement flat in need of renovation.

Kitchen / Sitting Room: An open-plan kitchen and sitting area offering fitted units, worktop space and room for appliances. The layout provides a good footprint for modernisation and reconfiguration, with natural light from a front-facing window. The space would benefit from refurbishment, presenting excellent potential for improvement.

Bedroom: A double bedroom with space for freestanding furniture and natural light from a window. Functional in its current form but now requiring updating and redecoration.

Bathroom: A fitted bathroom comprising a bath with shower attachment, wash hand basin and WC. The room is dated and would benefit from renovation to meet modern expectations.

Garden: An enclosed and attractively arranged rear garden, accessible from both the main house and the basement flat. Designed for ease of maintenance, the garden features paved seating areas, raised planters, artificial lawn and established planting, providing a private outdoor space ideal for entertaining and relaxation.

Heating: Separate boilers serving the main house and the basement flat

Note: Due to the property comprising two dwellings on one title, potential purchasers are advised to consult with a mortgage broker to confirm lending suitability.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. All measurements and details provided are for guidance only.



Bathroom
9'8" x 5'4"
(2.95m x 1.63m)

Bedroom
12'2" x 11'4"
(3.72m x 3.46m)

Kitchen/Sitting Room
18'3" x 13'4"
(5.55m x 4.06m)

Lower Ground Floor
Approximate Floor Area
442 sq. ft
(41.08 sq. m)

Utility
12'10" x 8'8"
(3.91m x 2.64m)

Shower Room
7'3" x 2'11"
(2.22m x 0.89m)

Plant Room
7'11" x 2'6"
(2.41m x 0.75m)

Kitchen/
Breakfast Room
12'4" x 11'11"
(3.77m x 3.64m)

Hall

Dining Room
14'1" x 13'11"
(4.28m x 4.25m)

Ground Floor
Approximate Floor Area
594 sq. ft
(55.25 sq. m)

Bedroom
13'0" x 8'7"
(3.97m x 2.62m)

En-suite
5'10" x 2'7"
(1.78m x 0.79m)

Dressing Room
7'6" x 3'8"
(2.28m x 1.11m)

Bathroom
12'1" x 8'4"
(3.68m x 2.53m)

Sitting Room
18'4" x 14'1"
(5.58m x 4.28m)

THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

Bedroom
13'4" x 8'11"
(4.07m x 2.72m)

First Floor
Approximate Floor Area
166 sq. ft
(15.43 sq. m)

Second Floor
Approximate Floor Area
577 sq. ft
(53.66 sq. m)



Approx. Gross Internal Floor Area 1779 sq. ft / 165.42 sq. m

Produced by Elements Property



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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.