Burton Street, Town Centre, GL50 3NE

Guide Price £210,000

Burton Street

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A two bedroom period home set within the heart of Cheltenham town centre, offered to the market with no onward chain. Arranged over three levels and includes useful basement storage.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Two Bedroom Period Home
- Kitchen/Dining Room And Separate Sitting Room
- Useful Basement Storage
- Enclosed Courtyard Garden
- Town Centre Location

Burton Street is a well-located two bedroom period home set within the heart of Cheltenham town centre, offered to the market with no onward chain. Arranged over three levels and extending to approximately 814 sq ft including a useful storage basement, the property presents an excellent opportunity for first-time buyers, investors or those seeking a centrally positioned home with scope to personalise.

Entrance Hall: A long, welcoming hallway with stairs rising to the first floor and access to the principal reception room. Light flooring and neutral décor create a bright first impression.

Sitting Room: Positioned to the front of the property, this comfortable reception space enjoys a window overlooking Burton Street and offers ample room for sofas and additional furniture, creating a cosy yet practical living area.

Kitchen/Dining Room: Situated to the rear, the kitchen is fitted with a range of wall and base units with generous worktop space, inset sink, integrated oven and gas hob, and space for freestanding appliances. There is room for a dining table, making this a sociable everyday space. A rear door provides access to the courtyard garden.

Basement: Accessed from the hallway, the basement provides valuable storage space, ideal for household items, bikes or seasonal belongings.

First Floor Landing: With access to both bedrooms and the family bathroom.

Bedroom One: A spacious double bedroom positioned to the front of the property with ample room for wardrobes and additional furniture.

Bedroom Two: A second bedroom overlooking the rear, suitable as a guest room, home office or nursery.

Bathroom: Fitted with a white suite comprising bath with shower over, pedestal wash hand basin and WC, complemented by a window to the rear allowing for natural light and ventilation.

Outside: To the rear is an enclosed courtyard garden providing low-maintenance outdoor space, ideal for potted plants and a small seating area.

Location: Burton Street enjoys a highly convenient town centre setting, within easy reach of Cheltenham's vibrant High Street, Montpellier and The Brewery Quarter. Residents benefit from a wide range of independent cafés, restaurants, shops and leisure facilities, as well as excellent transport links and access to local parks and green spaces.

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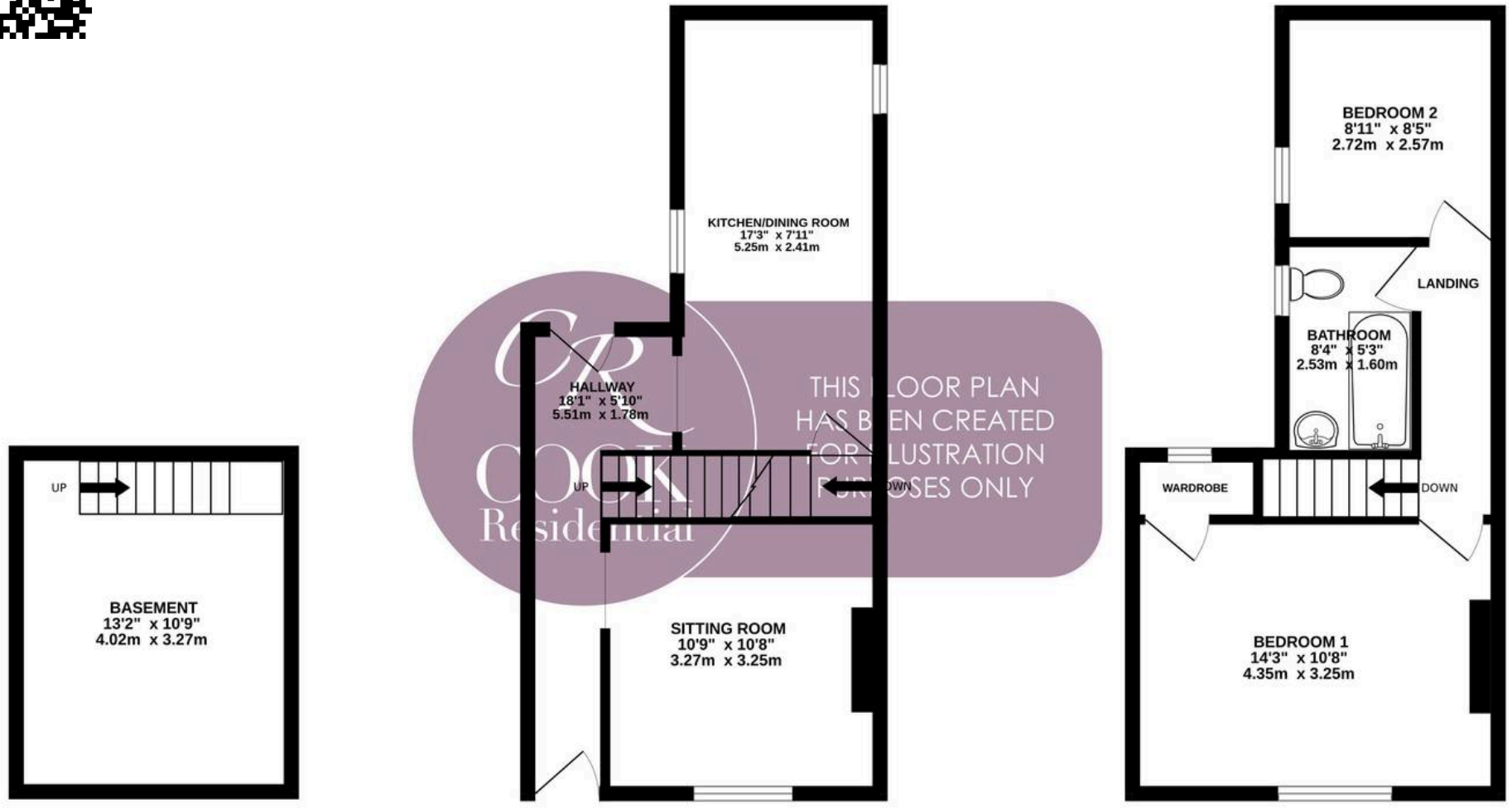
MENT
3.1 sq.m.) approx.

GROUND FLOOR
343 sq.ft. (31.9 sq.m.) approx.

1ST FLOOR
330 sq.ft. (30.6 sq.m.) approx.



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
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TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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