

St. Lukes Place, St Lukes, GL53 7HP

Guide Price £450,000







St. Lukes Place

St Lukes, GL53 7HP

This beautifully proportioned four-bedroom period townhouse is set within the highly sought-after St Luke's area, offered to the market with no onward chain.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Four Bedroom Period Townhouse Arranged Over Three Floors
- Open-Plan Kitchen / Dining / Family Room With Integrated Appliances
- Ensuite To Bedroom One and A Family Bathroom
- Enclosed Rear Garden With Patio And Lawn
- Off-Road Parking For One Small Vehicle









This well proportioned four-bedroom period townhouse is set within the highly sought-after St Luke's area of Cheltenham, offering a superb blend of character, space, and versatility arranged across three floors. Offered to the market with no onward chain, the property presents an exciting opportunity for buyers seeking a well-located home with generous accommodation and flexible living.
Entrance Hall: The property is entered via a welcoming hallway, providing access to the principal ground floor accommodation, a useful cloakroom, and staircase rising to the first floor, with further steps leading down to the lower ground floor. The layout immediately reflects the classic proportions of a period home.

Sitting Room: Positioned to the front of the property, this elegant reception room showcases attractive period features including high ceilings and decorative detailing. A large window allows natural light to flood the space, while wood-effect flooring adds warmth and practicality. A charming log burner provides a focal point to the room, creating a cosy and inviting atmosphere ideal for both relaxing and entertaining.

Kitchen / Dining / Family Room: Spanning the rear of the property, this impressive open-plan space forms the heart of the home. The kitchen is fitted with a range of units and ample worktop space, complete with a built-in oven, hob, extractor hood, and dishwasher. This area flows seamlessly into a generous dining and family space, with a skylight above and glazed doors opening onto the rear garden, flooding the room with natural light and making it ideal for modern family living and entertaining.

Cloakroom: Conveniently located off the hallway, fitted with a WC and wash hand basin.

Lower Ground Floor Bedroom: A particularly spacious and versatile room, currently used as a bedroom but equally well suited as a guest suite, home office, or additional reception space depending on requirements.

First Floor Landing: Providing access to three further bedrooms and the family bathroom.

Bedroom One: A well-proportioned double bedroom positioned to the front of the property, benefiting from excellent natural light and built-in storage, with the added advantage of an en suite shower room.

Ensuite: Fitted with a shower enclosure and wash hand basin.

Bedroom Two: A well-proportioned double bedroom, offering excellent flexibility for use as a guest room, family bedroom, or workspace.

Bedroom Three: A further bedroom positioned to the rear, ideal as a nursery, study, or additional bedroom.

Family Bathroom: Fitted with a modern suite including a bath with shower over, wash hand basin, and WC, finished with contemporary tiling.

Outside: The rear garden has been designed for ease of maintenance, featuring a patio area ideal for outdoor dining, with a lawned section and planted borders adding colour and interest. A garden shed provides additional storage. To the front, the property benefits from the rare advantage of off-road parking for one vehicle, set within the attractive terrace.

Additional Details:

Tenure: Freehold

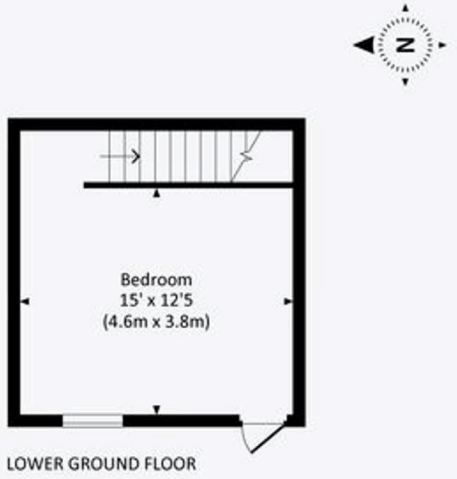
Council Tax Band: C

Location: St Luke's is one of Cheltenham's most desirable and established locations, offering a superb balance of central convenience and residential charm. The property is within easy reach of Cheltenham town centre, providing an excellent range of shops, restaurants, bars, and cultural attractions, along with nearby parks and green spaces. The area is also well placed for access to highly regarded schools and transport links, making it an ideal choice for a wide range of buyers.

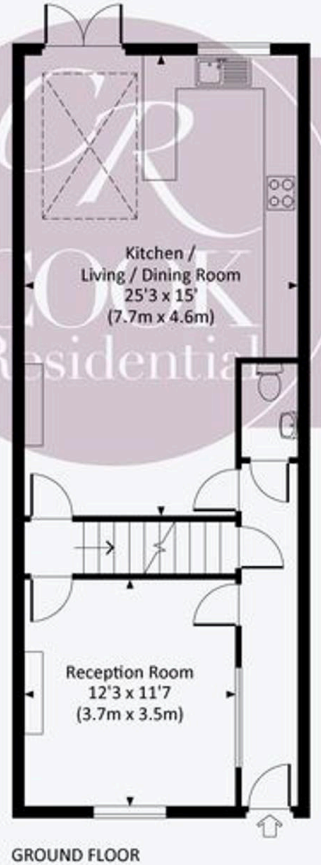
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ST. LUKES PLACE

Approx. gross internal area
1358 Sq Ft. / 126.2 Sq M.



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY
CJ&K Residential

All measurements are approximate and for guidance and illustrative purposes only.
Floor Plan not to scale and completed by a RICS surveyor.



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