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HERE TO GET *you* THERE



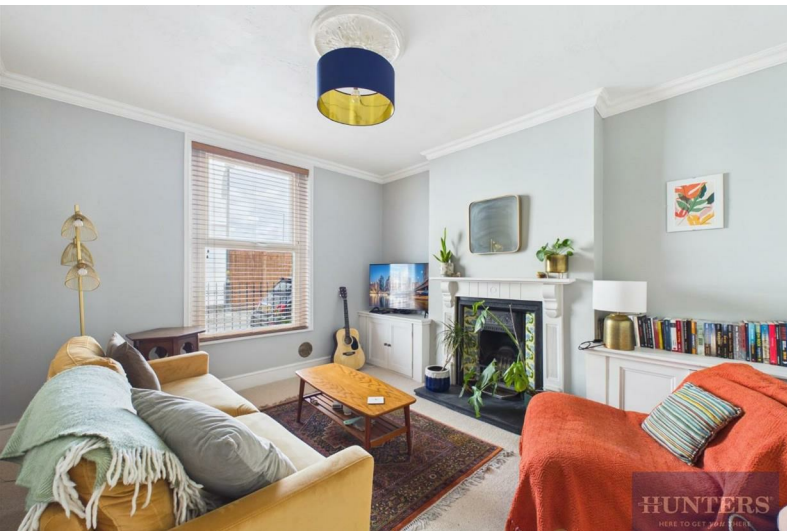
Upper Bath Street

Upper Bath Street, Cheltenham, GL50 2BA

Asking Price £400,000



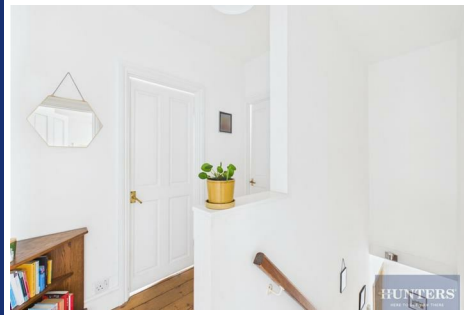
Council Tax: C



Upper Bath Street

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Asking Price £400,000



Welcome to this beautifully presented two-bedroom mid-terrace townhouse, dating from circa 1900, ideally situated in the heart of the highly sought-after area of Leckhampton.

Offered for sale in immaculate condition throughout, this exceptional home is a true credit to the current owner. It presents an ideal opportunity for buyers seeking to become part of the vibrant Bath Road community, renowned for its welcoming atmosphere and year-round local events.

Accommodation

Ground Floor

A recessed entrance provides a useful covered porch, leading into the entrance hall. The front-facing sitting room features an attractive period fireplace with slate hearth, complemented by traditional fitted cupboards to either side. To the rear, the dining room offers a further character fireplace and provides access to the well-appointed 15' x 8'6" fitted kitchen.

First Floor

Bedroom One spans the full width of the property, benefiting from two front-facing windows and built-in storage. Bedroom Two overlooks the rear garden, as does the well-appointed family bathroom.

Outside

Permit parking (Zone 8) is available to the front and within the surrounding area. To the rear, the property boasts a delightful south-facing cottage-style garden, predominantly enclosed by brick walling, with a charming winding pathway running through its centre. For those who enjoy local amenities, the renowned The Exmouth Arms is approximately a one-minute walk away, offering an excellent beer garden and seasonal pizzeria.

Summary

This charming townhouse offers an exceptional combination of character, condition, and location. Positioned within walking distance of the lively Bath Road, residents can enjoy a wide array of cafés, bars, and restaurants. Cheltenham town centre and Montpellier are also easily accessible, offering a rich cultural scene including theatres and a renowned programme of festivals spanning food, drink, jazz, literature, and science.

All viewings are by appointment only.

Tel: 01242 528500

- Two Bedroom Edwardian Townhouse
- South/West Facing Walled Rear Garden
- Excellent Condition Throughout
- Less Than 1 Minute Walk to Bath Road
- Council Tax Band C | Energy Rating D

- Two Generous Reception Rooms
- First Floor Bathroom
- 15' Galley Kitchen
- Close to the Town Centre
- Tenure - Freehold

ROOM SIZES

Living Room

12'6" x 11'5" (3.82 x 3.49)

Kitchen

14'11" x 8'6" (4.55 x 2.61)

Dining Room

12'11" x 15'0" (3.96 x 4.59)

Bedroom One

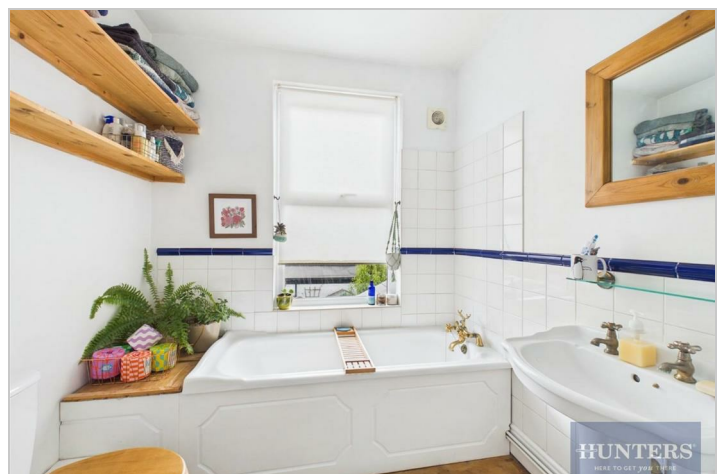
12'4" x 15'5" (3.77 x 4.72)

Bedroom Two

12'8" x 7'11" (3.87 x 2.43)

Bathroom

9'1" x 7'1" (2.77 x 2.17)



Road Map



Hybrid Map



Terrain Map



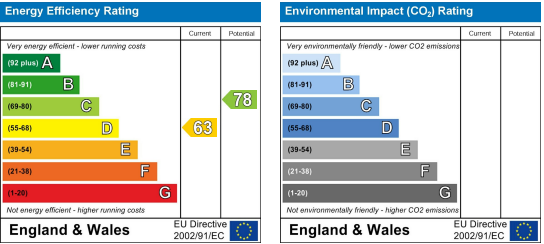
Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.