

Charles Street, Cheltenham, GL51 9HH

Guide Price £260,000







Charles Street

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A charming two-bedroom period terrace with exposed floorboards, cellar, kitchen/diner, utility, enclosed rear garden, on-street parking, and no onward chain. Close to Cheltenham amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- No Onward Chain
- Two Bedroom Home Within Walking Distance To The Town Centre
- Well Presented Throughout
- Basement For Additional Storage
- Enclosed Rear Garden
- On Street Parking









Offered to the market with no onward chain this appealing two-bedroom period terraced home combines characterful interiors with practical living space and an enclosed rear garden. Exposed wooden floorboards bring warmth to the accommodation, which includes a welcoming sitting room, a spacious kitchen/dining room and a useful downstairs cloakroom/utility. Upstairs are two bedrooms and a bathroom, while a cellar provides additional space.

Entrance Hall: The front door opens into an entrance hall, providing access to the sitting room and kitchen/dining room, with stairs rising to the first floor.

Sitting Room: Positioned at the front of the property, the sitting room offers a comfortable setting for relaxing. Exposed wooden floorboards complement the soft neutral décor, while a chimney breast with a decorative recessed opening creates a focal point. Fitted alcove shelving provides space for books and display items, with a front-facing window bringing in natural light.

Kitchen/Dining Room: This sociable room offers space for a dining table alongside a fitted kitchen comprising white gloss wall and base units, timber work surfaces and grey tiled splashbacks. A built-in oven and gas hob are complemented by a stainless-steel sink beneath a rear-facing window, with space for a freestanding fridge/freezer. Exposed wooden floorboards continue through the main room, while additional cabinetry and worktop space extend towards the rear. A sliding timber door conceals access to the cellar, and an external door leads to the garden.

Cloakroom/Utility: Situated at the rear of the ground floor, this useful room combines a WC and pedestal wash hand basin with a work surface and space beneath for a washing machine. Tiled walls and an obscured window complete the room.

Basement: Accessed from the kitchen/dining room, the cellar provides additional space beneath the front of the house.

First-Floor Landing: The landing provides access to both bedrooms and the bathroom.

Bedroom One: Spanning the front of the property, the principal bedroom offers generous space for a double bed and accompanying furniture. Exposed wooden floorboards, a blue feature wall and a chimney breast add character, while a built-in cupboard provides useful storage.

Bedroom Two: Overlooking the rear garden, the second bedroom provides space for a double bed, with light décor and exposed wooden floorboards. It would also lend itself to use as a guest bedroom or home office.

Bathroom: The upstairs bathroom is fitted with a panelled bath with an overhead rainfall-style shower, a separate handheld attachment and a glass screen. A pedestal wash hand basin and WC complete the suite, complemented by pale green wall tiles around the bath, dark tiled flooring and an obscured window.

Rear Garden: The enclosed rear garden provides an inviting outdoor space with a paved area beside the house leading to a gravelled garden. Stepping stones lead towards a raised decked seating area at the far end, offering space for outdoor furniture and summer entertaining. Established planting and timber fencing frame the garden.

Parking: On-street parking is available in the surrounding area, subject to availability and any applicable restrictions.

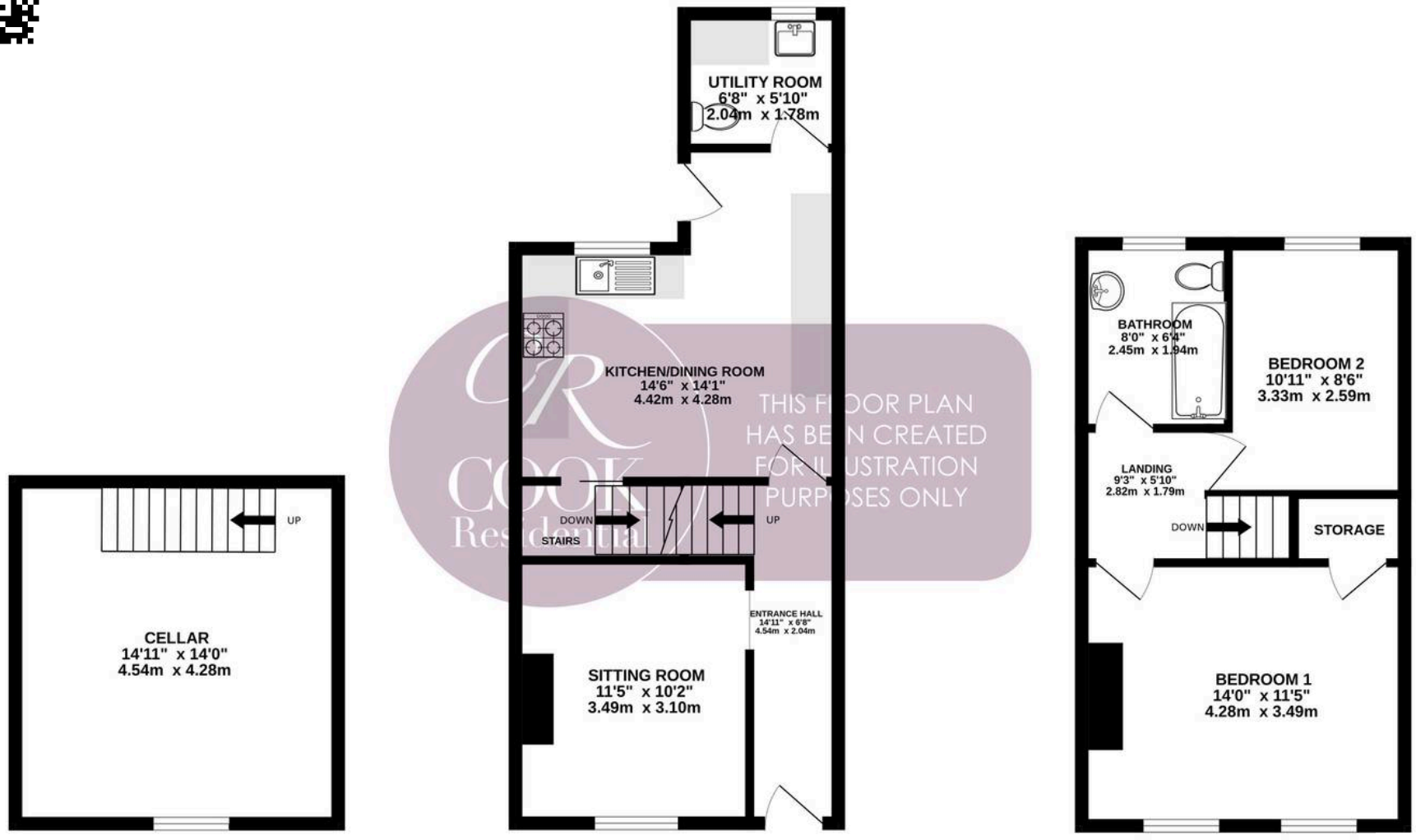
Location: Charles Street is situated within an established residential area of Cheltenham, with access to local shops and everyday amenities. The town centre offers a varied selection of high-street retailers, independent shops, cafés and restaurants, alongside leisure and cultural attractions. Cheltenham's distinctive Regency architecture and green spaces add to its appeal, while the surrounding Cotswold countryside offers opportunities to explore picturesque villages and walking routes.

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BASEMENT
.ft. (19.4 sq.m.) approx.

GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



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TOTAL FLOOR AREA : 972 sq.ft. (90.3 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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