



St. Annes Terrace, Cheltenham, GL52 6AN

Guide Price £325,000



St. Annes Terrace

Cheltenham, GL52 6AN

A characterful two-bedroom mid-terraced home situated in the ever-popular area of Fairview, just a short walk from Cheltenham town centre.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Two Bedroom Victorian Terraced Home
- Excellent Location Close To The Town Centre
- Converted Basement
- Courtyard Garden
- Zone 15 On Street Permit Parking Available





A characterful two-bedroom mid-terraced home situated in the ever-popular area of Fairview, just a short walk from Cheltenham town centre. Arranged over three floors and offering a useful basement snug/office, an extended kitchen, and a private courtyard garden, this charming property is ideal for first-time buyers, investors, or those seeking a centrally located home with excellent access to local shops, cafes, and transport links.

Entrance Hall: The property is accessed via a part-glazed entrance door into a welcoming hallway featuring wood-effect flooring, stairs rising to the first floor, and access to the ground-floor reception space.

Reception Room: Located at the front of the property, this cosy room benefits from a feature fireplace, bespoke fitted shelving, neutral décor, and a window overlooking the terrace. A comfortable and inviting space ideal for relaxation.

Dining Room: Positioned centrally, the dining room offers generous floor space, wood-effect flooring, and a decorative fireplace. This versatile room provides ample space for dining or secondary seating and leads directly into the extended kitchen.

Kitchen: Situated at the rear of the property, the kitchen has been extended to create a bright and functional space. It features a range of modern gloss units, wood-block effect worktops, inset sink with drainer, integrated hob and oven, and additional storage. A window and glazed door provide natural light and access to the rear courtyard garden.

Downstairs Shower Room: Located just off the kitchen, the ground-floor shower room includes a walk-in shower enclosure, WC, wash basin, heated towel rail, and tiled flooring with electric underfloor heating.

Basement Snug / Office: The lower-ground floor provides a highly useful additional room, ideal as a home office, hobby room, or snug. It benefits from fitted carpet, spot lighting, and a window offering natural light.

Bedroom One: A generous double bedroom positioned at the front of the first floor. This room includes dual windows, fitted carpet, space for wardrobes and furnishings, and neutral décor.

Bedroom Two: Situated at the rear, this second bedroom offers ample space for a double bed or large home office. Bright and airy, with views over the neighbouring rooftops.

Courtyard Garden: The low-maintenance courtyard garden is fully enclosed and offers a private outdoor space ideal for seating, planting, or storage. Rear access is available via the kitchen door.

Additional Details: On-street permit parking available (Zone 15), Gas central heating, Extended kitchen, Useful basement room

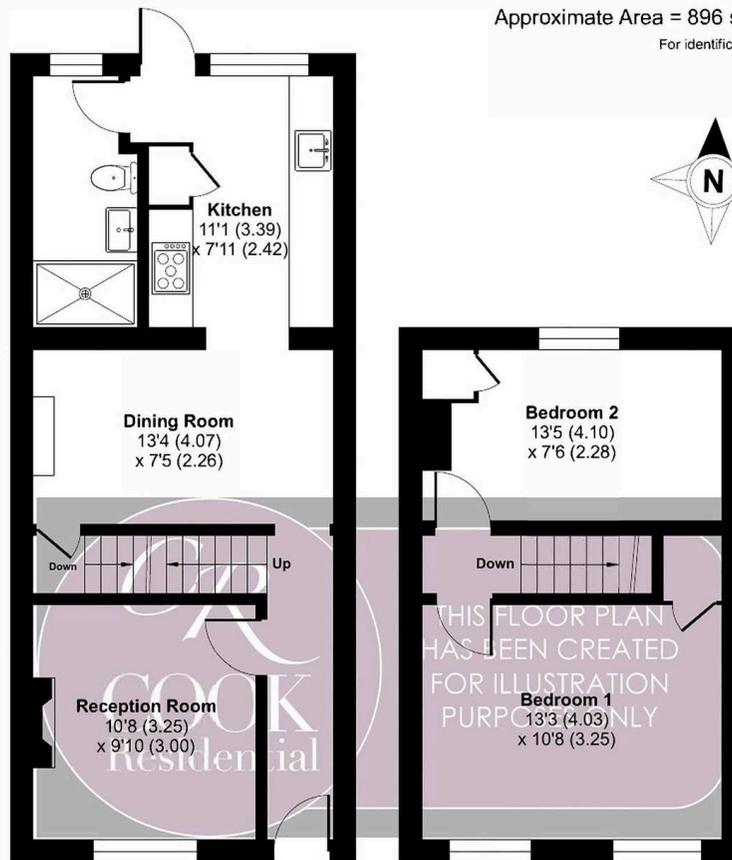
Location: St Anne's Terrace is located in the heart of Fairview, an area renowned for its charming period streets and easy access to Cheltenham town centre. Local independent shops, cafes, pubs, and supermarkets are all within walking distance, along with excellent bus routes and access to the A40 and major commuter links. The town's popular parks, festivals, and cultural attractions are all close by, offering an appealing lifestyle in a central and vibrant setting.

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. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



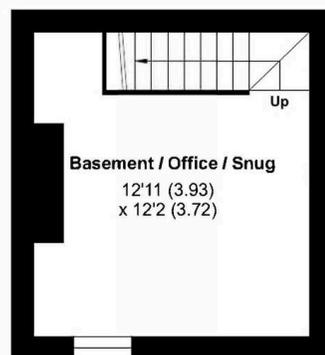
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Approximate Area = 896 sq ft / 83.2 sq m
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



LOWER GROUND FLOOR





Cook Residential

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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.