



Burton Street, Cheltenham, Gloucestershire, GL50 3NE

£199,950 Asking Price

We are proud to offer for sale this beautifully presented terraced property which is conveniently situated in the heart of Cheltenham Town. With easy access to its shops, vast array of restaurants and bars and Waitrose literally at the end of the street, one couldn't be better placed for town living

You will enter an enclosed hallway with rooms set off. The living room is raised and to your left as you make your way along the hallway. Light and tastefully decorated it has a gas fire set within the open fireplace. The kitchen is a good size presented with solid wooden counter tops, a Belfast sink, gas hob with oven beneath and room for dining. Beyond the kitchen you will find a handy nook that is used as a utility and from here, access to a small rear courtyard. The family bathroom is set to the rear of the property and provides an electric shower set within the bath, toilet and wash hand basin.

The first floor consists of two double bedrooms. The master bedroom is to the front of the property and is very spacious, benefitting with a built-in wardrobe. The second double bedroom is also of good proportions and overlooks the rear.

This property also boasts a cellar that can be accessed via an entrance off the kitchen. This room has yet to be converted and offers much potential for its next owners. It is currently used for storage.

You will find gas central heating with a combination boiler and double glazed windows throughout, the majority of which are sash windows in keeping with the properties period.

Burton Street is situated perfectly for the town centre and for the newly developed Brewery development that has a fitness centre, multi-screen cinema and numerous restaurants. Permits

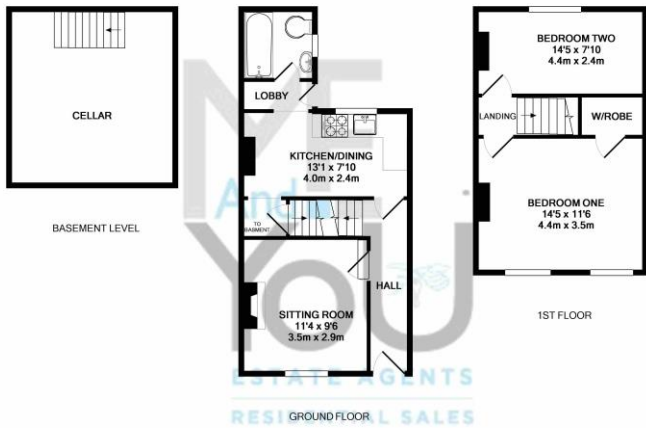
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are required for parking along Burton Street. Two are permitted per household with a cost of £50 per year for the first and £100 per year for the second. Please visit <http://www.gloucestershire.gov.uk/residentparking> for more information. You will also have good links to the railway station and motorway from here.

A beautifully presented property that to be fully appreciated must be viewed.



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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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