



## **Portland Place, Cheltenham, Gloucestershire, GL52 2HX**

**£300,000 Asking Price**

This newly developed town house has been completely restored from the ground up. It is complemented with carefully crafted, bespoke characteristic features which blend in suitably with the properties modern finish.

Through the front door you will enter the tiled hallway that leads on to the kitchen and open plan living space on the ground floor. This area has been planned well to provide you with ample space in both rooms.

The new kitchen is fully equipped with fridge freezer, dish washer, washing machine, oven, hob and extractor fan. With plentiful storage space, all the units have soft close doors and draws. We then move on to the living room which benefits from wooden flooring and walls adorned with carefully crafted period features.

Each of the four double bedrooms are generous in size. The master and fourth bedrooms are on the first floor and they will share the properties main bathroom. Here you will find a stand-alone walk in shower, wash hand basin, toilet and full size roll top bath. It is beautifully finished to the highest standard.

On the lower ground floor (or basement) you will find that the space has been cleverly planned to provide you with two double bedrooms, a store room if you chose, and an en-suite bathroom connected to bedroom number two. The modern en-suite is finished to the highest standard with a walk in shower, toilet and wash hand basin. In each room we have French doors that open to street level and provide added light.

This property benefits from a new combination boiler, gas central heating system and wall radiators throughout. In addition, all of the windows are new sash double glazed units that not only open up, but out and are in keeping with the period feel of the property.

A small courtyard can be accessed through the rear of the property.

Location:

Portland Place is nestled away in this fashionable and sought after part of Cheltenham town. Only a few minutes walk to the town centre in one direction and with Cheltenham's

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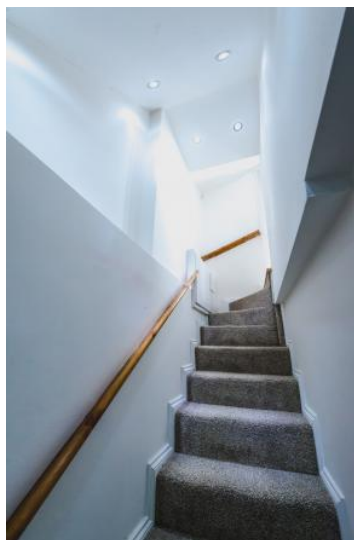
landmark Pittville Park with boating lake and Pump Room in the other, this property has much to offer.



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