



Hectors House Baker Street, Cheltenham - GL51 9HG

Cheltenham

In Excess of £250,000



Hectors House Baker Street Cheltenham, Cheltenham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Walking Distance To The Town Center
- Well Presented Throughout
- Two Bathrooms
- Open Plan Kitchen / Dining Room
- Two Bedrooms
- Courtyard Garden





Cook Residential is delighted to present this charming two-bedroom end-of-terrace property, situated within a short stroll of Cheltenham Town Centre. With an open-plan kitchen/dining room, bi-fold doors to a courtyard garden, and two bathrooms, this beautifully presented home offers modern living and practicality.

Upon entering, the accommodation opens into a kitchen/dining room, offering a spacious and welcoming area with modern finishes and access to the garden.

Kitchen/Dining Room: The heart of the home, this open-plan space boasts stylish white gloss wall and base cabinetry, complemented by wooden countertops and a tiled-effect backsplash. A fitted oven, hob, and extractor fan provide functionality, alongside a mixer tap sink, dishwasher, fridge freezer and under counter washing machine. The dining area offers ample space for a dining table, enhanced by a roof lantern that fills the space with natural light. Bi-fold doors lead directly to the courtyard garden, seamlessly blending indoor and outdoor living—perfect for entertaining.

Sitting Room: Accessed from the kitchen, the sitting room offers a cosy yet bright atmosphere, thanks to two front-aspect windows. Featuring carpeted flooring, this space is ideal for relaxing and unwinding.

Downstairs Shower Room: Conveniently located on the ground floor, this shower room is fitted with a walk-in shower, WC, and sink, combining practicality with modern design.

Bedrooms:

- **Bedroom One:** Situated at the front of the property, this spacious double room benefits from carpeted flooring and a tranquil ambience, making it the perfect retreat.
- **Bedroom Two:** A versatile single bedroom with a rear-aspect view of the garden, ideal for use as a guest room, child's room, or home office.

Main Bathroom: Located at the rear of the property, the main bathroom features a shower bath with a glass screen, WC, sink, and part-tiled wall and a built in storage cupboard, creating a clean and stylish finish.

Courtyard Garden: The low-maintenance courtyard garden offers a private outdoor space with gated access to the street. This charming area is perfect for alfresco dining or relaxing in the fresh air.

Parking: On-street parking is available nearby.

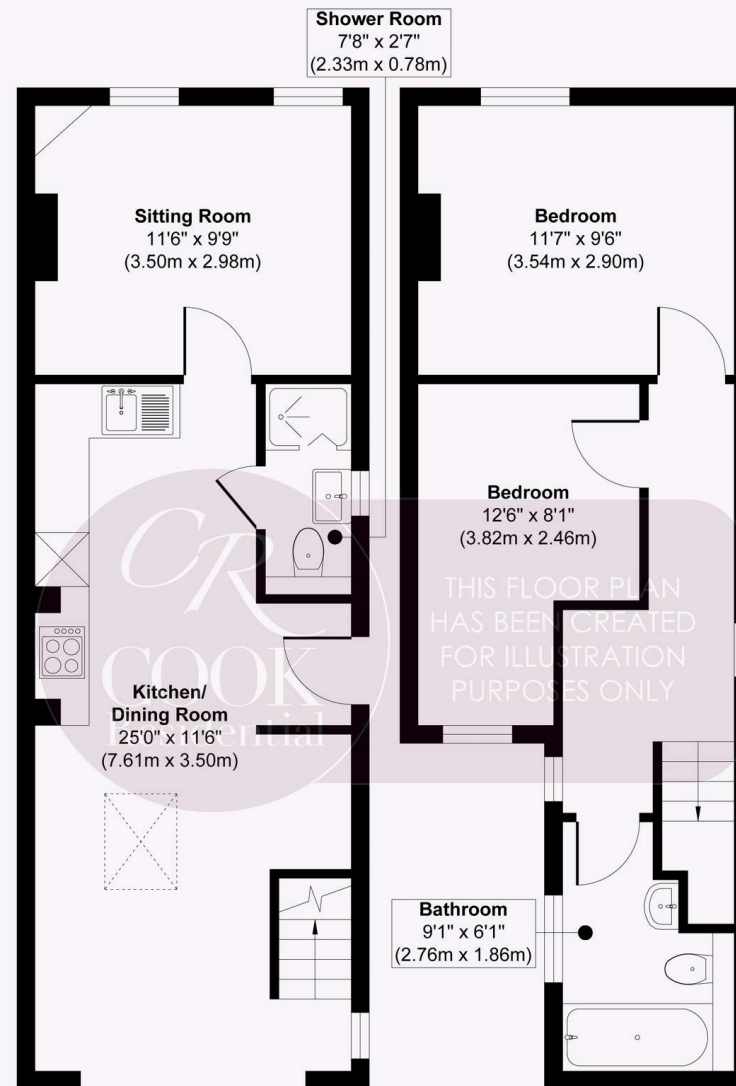
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Location: Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

A viewing is highly recommended to fully appreciate all that this property has to offer.

Disclaimer: All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

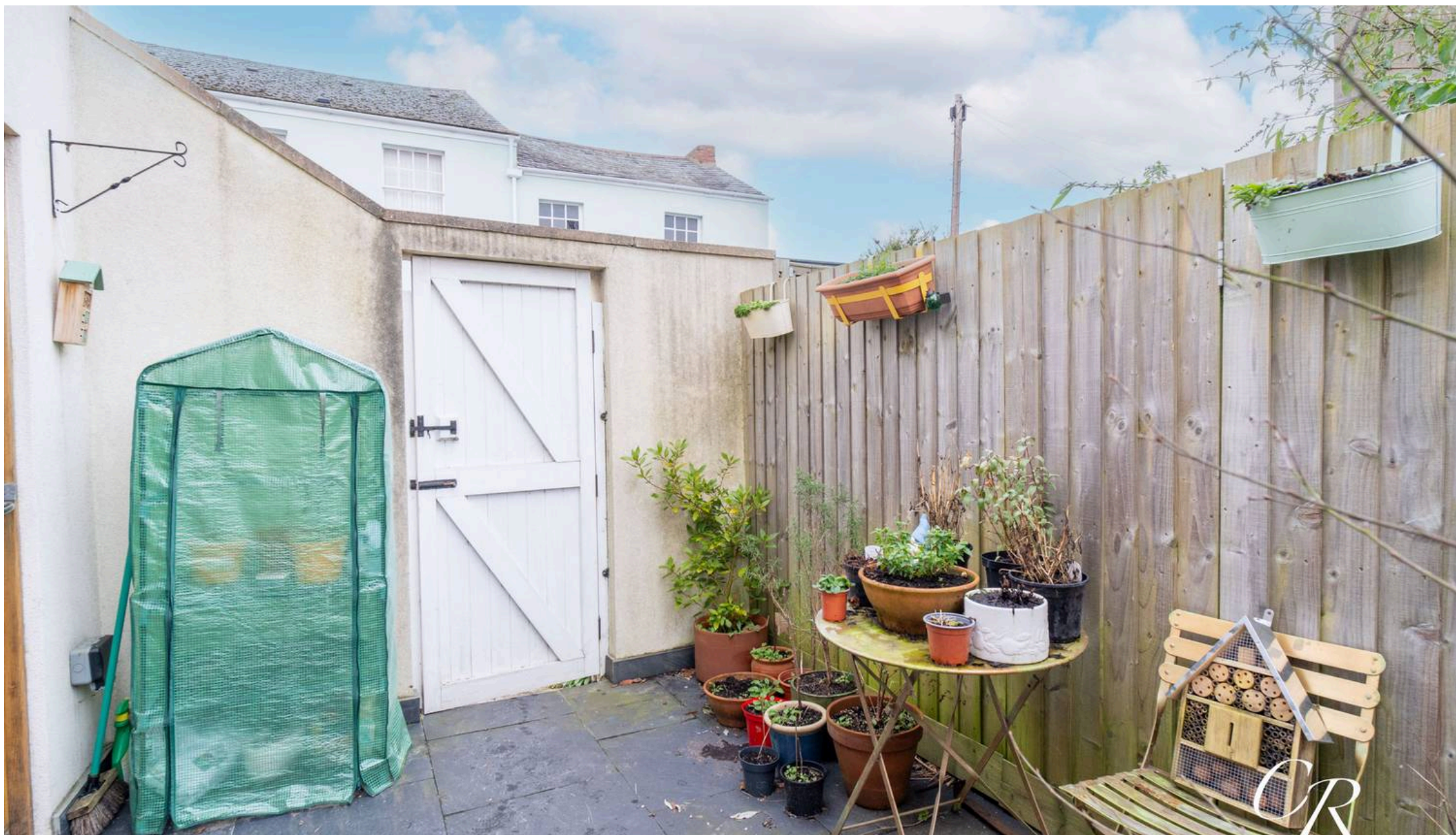


Ground Floor
Approximate Floor Area
402 sq. ft
(37.41 sq. m)

First Floor
Approximate Floor Area
336 sq. ft
(31.28 sq. m)

Approx. Gross Internal Floor Area 738 sq. ft / 68.69 sq. m
Produced by Elements Property





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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.