



Park Street, Cheltenham - GL50 3NG

Cheltenham

Guide Price £280,000



Park Street

Cheltenham, Cheltenham

Delightful 2-bed terraced home with Victorian character near Cheltenham Town Centre. Modern kitchen, open-plan reception/dining, 2 double bedrooms, contemporary bathroom, spacious basement. Private rear garden, permit parking, close to amenities and transport links.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Two Bedroom Victorian Terraced Property
- Town Centre Location
- Well Presented Throughout
- Private Rear Garden
- Permit Parking Available





Cook Residential is delighted to showcase this well-presented two bedroom terraced home, combining a Victoria period character. Offering spacious and versatile accommodation across three floors, the property features a bright open-plan reception and dining room, a modern fitted kitchen, two generously sized double bedrooms, and a contemporary bathroom along with a spacious basement level. Outside, a secure private rear garden with potential for personal landscaping. Permit parking is available for up to two residents. This appealing home is ideally positioned near Cheltenham Town Centre, for access to the town's vibrant amenities, parks, and transport links.

Reception / Dining Room: Upon entry, a welcoming first impression is presented by this bright and spacious open-plan reception and dining area, with dual-aspect windows allowing natural light to flood the space. The room is finished with attractive wood-effect flooring, original to its period, creating a warm and contemporary feel, and character with plenty of decorative space to make yours. There is ample room for both comfortable seating and a full-sized dining table, making it an ideal setting for both everyday living and entertainment. Thoughtful built-in shelving enhances the practicality of the space, and French doors lead directly out to the rear garden.

Kitchen: The modern kitchen is fitted with sleek white cabinetry, complemented by warm wood-effect worktops and matching flooring for a contemporary finish. A window above the sink provides pleasant garden views and plenty of natural light. The integrated appliances include an electric oven with hob and extractor as well as the stylish sleek shelving. The layout maximizes both space and functionality, creating an inviting area for creativity both in the kitchen and the food.

Bedroom One: A generously proportioned double bedroom featuring exposed original wood flooring that adds warmth and character to the space. The large window allows for excellent natural light, creating a bright and airy feel, while the neutral décor offers a versatile backdrop for personal styling. There is ample room for wardrobes and additional furnishings, making it a comfortable principal bedroom for anyone looking to make it their own.

Bathroom: The contemporary bathroom is finished in a fresh, white colour scheme and benefits from both a panelled bathtub and a separate corner shower enclosure. A pedestal wash basin and low-level WC are complemented by modern chrome fittings, including a heated towel rail. Combined with the warmth character of the wooded flooring and the natural light from the rear-facing windows, it makes for a pleasant place to be part of your daily routine.

Bedroom Two: A spacious second bedroom featuring the same original exposed wood flooring and a bright, neutral décor. The rear-facing window fills the room with natural light while offering pleasant views. There is ample space for wardrobes, desks, or additional furniture, making it a versatile room suitable for use as a guest bedroom, home office, or hobby space or a child's room.

Basement: The property benefits of having a basement.

Garden: The property benefits from a private rear garden, offering a low-maintenance outdoor space with a mix of gravelled areas, paved seating spots, and planted borders. Enclosed by wall boundaries, it provides a secure environment ideal for relaxing or entertaining. The garden also includes a useful outbuilding for storage and has scope for further landscaping to suit individual tastes.

Parking: Permit parking is available through the local authority for a fee.

Tenure : Freehold

Council Tax Band: B

Location: Living within the vicinity of the area means you're tucked into a highly accessible and amenity-rich neighborhood: schools, healthcare, shops, transport, and recreation are all within easy reach, with or without transportation. Noted highlights include the Cheltenham **Spa railway station**, which is approximately 0.8 miles away, affording excellent rail links for commuting or journeys further afield. A local healthcare surgery and Honeybourne Hospital are within easy access of the area and present there an abundance of amenities in broader town center is available, offering a multitude of supermarkets, boutiques, cafés, and eateries. Lastly, for those who enjoy outdoor recreation, the prince of Wales station is located in the vicinity along with the leafy Landsown district known for its attractive Regency-era streets and open spaces.

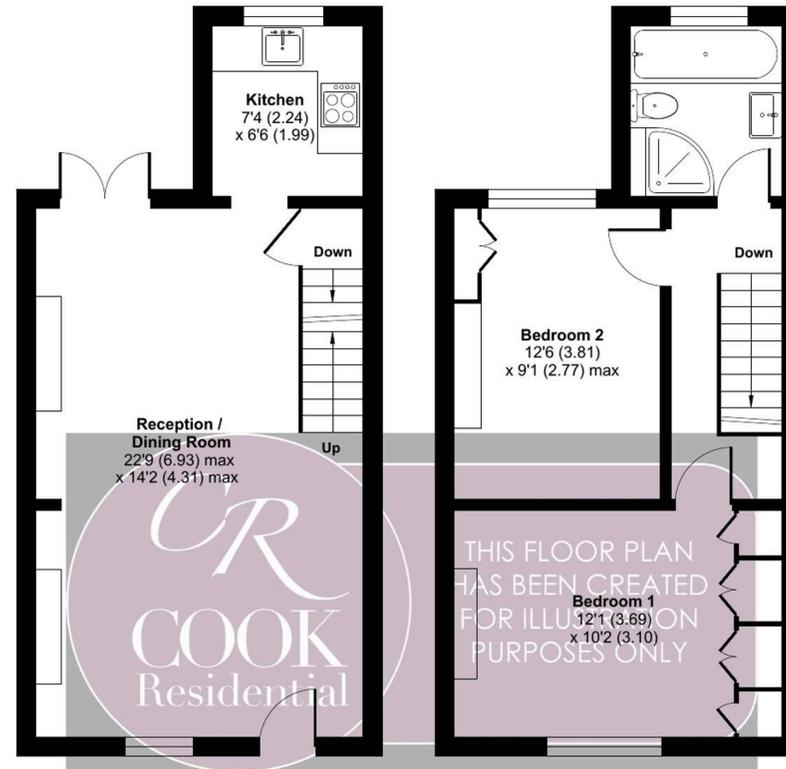
Please note that all information regarding the property details, including its position on Freehold, is to be confirmed between the parties solicitors. All measurements are approximate and for guidance purposes only.



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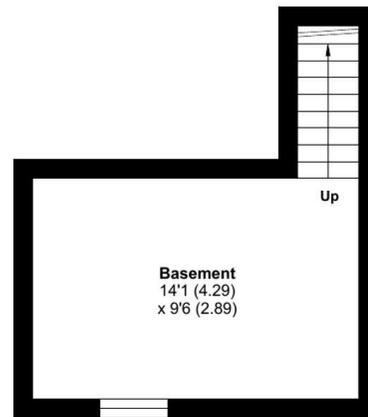
Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



BASEMENT 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.