



Princes Street, Cheltenham, GL52

Guide Price £375,000



Princes Street

Cheltenham, GL52

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Offered with No Onward Chain
- Stylish Two Bedroom Terraced House
- Generously Sized Landscaped Garden
- Walking Distance to Town
- Beautiful Modern Rear Extension
- Popular Area of Fairview





This beautifully presented period home has been thoughtfully extended and stylishly upgraded to create a sophisticated and spacious interior. Set within a desirable central Cheltenham location, the property combines classic character with contemporary finishes and boasts a recently landscaped garden, making it a perfect blend of charm and modern living.

Reception Room: This beautifully presented reception room combines period charm with modern style, featuring a sash window with fitted shutters, a log burner set into an exposed brick fireplace with wooden mantel, and polished wood flooring throughout. Neutral décor, and generous proportions create an inviting space ideal for both relaxing and entertaining.

Kitchen: This stylish and functional kitchen blends modern updates with a classic feel. Featuring shaker style units, solid wood worktops, and a striking teal tiled splashback, the space is both practical and characterful. A central island with breakfast seating adds versatility, while the double glazed window offers a view onto the rear garden. Integrated appliances include an oven, hob, and extractor, alongside a traditional butler sink. The layout flows perfectly for cooking, dining, and entertaining.

Dining Area: Bright and welcoming, the dining area adjoins the kitchen and benefits from overhead skylights and French doors opening onto the rear garden. The space is filled with natural light, creating a lovely setting for casual meals or entertaining. The layout comfortably accommodates a dining table and chairs, with clean finishes and modern décor providing a stylish, airy feel.

Bedroom One: A bright and spacious double bedroom featuring twin windows with plantation shutters and a central decorative fireplace. Tastefully decorated in neutral tones, the room offers ample space for a king size bed and fitted furnishings.

Bedroom Two: A well proportioned double featuring a charming original cast iron fireplace and a rear facing window that brings in natural light. The soft neutral décor and plush carpeting complete the calm, inviting feel of the space.

Bathroom: A charming and well proportioned space, featuring a striking monochrome tiled floor and half panelled walls that enhance its period style. A freestanding roll top clawfoot bath is set beneath a large frosted window, creating a bright and relaxing bathing area. There's also a generous walk in shower with a glass screen and rainfall shower head. The traditional style high level WC, pedestal basin, and mirrored cabinet complete the look, blending classic details with practical modern touches.

Garden: Recently renovated, it features a large, modern patio with space for seating around a firepit, ideal for relaxing or entertaining. A paved path leads through established planting and mature borders to a raised decked area at the rear, perfect for al fresco dining. Enclosed by smart fencing and woven panels, the garden enjoys a peaceful and secluded feel.

Parking: Parking for the property is available on-street within a residents' permit zone. Permits can be obtained via the local authority, offering convenient parking directly outside or close by.

Location: Located just a short stroll from Cheltenham town centre, this property enjoys the best of both worlds, quiet residential surroundings with immediate access to vibrant shopping, dining, and cultural attractions. Well positioned for commuters, it also offers convenient access to Cheltenham Spa railway station and key transport links.

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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.



Cellar
Approximate Floor Area
146 sq. ft
(13.61 sq. m)

Ground Floor
Approximate Floor Area
523 sq. ft
(48.68 sq. m)

First Floor
Approximate Floor Area
451 sq. ft
(41.99 sq. m)

Approx. Gross Internal Floor Area 1120 sq. ft / 104.28 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.