



31 Bloomsbury Street, Cheltenham - GL51 8PG

In Excess of £290,000





## Bloomsbury Street

Cheltenham, GL51 8PG

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Stylish Two Bedroom Terraced Home
- Main Bathroom and Ensuite Shower Room
- Modern Integrated Appliances
- Utility Room and WC
- Landscaped Rear Patio Garden
- Fantastic Town Location







A well presented and deceptively spacious period home, set in a fantastic town location within central Cheltenham. Offering two double bedrooms, two ensembles, and flexible living space across two floors, this characterful property combines modern finishes with thoughtful design, ideal for a range of buyers from first time purchasers to downsizers or investors.

**Living Room:** The living room is a calm and inviting space with wood flooring, a feature log burning stove, and built-in storage. Styled in soft neutral tones with subtle patterned wallpaper, it offers a cosy yet modern feel, ideal for relaxing or entertaining.

**Kitchen:** The kitchen and dining area is a stylish and functional space, featuring shaker style units in a soft grey finish paired with warm wood worktops. A central island with induction hob and breakfast bar creates a sociable hub, while feature lighting and patterned splashback tiles add character. Integrated appliances and open shelving complete the relaxed feel.

**Dining Area:** The dining area flows from the kitchen, offering a bright and flexible space ideal for family life or entertaining. With neutral décor, tiled flooring, and French doors opening onto the garden, it provides a natural link between indoor and outdoor living. There's ample room for seating alongside the breakfast bar and kitchen island.

**Utility Room:** A practical and organised space, fitted with work surfaces, open shelving, and plumbing for laundry appliances. With a window allowing natural light and housing the boiler, it offers useful additional storage and keeps laundry tasks separate from the main living areas. There is also a cloakroom, providing added convenience for guests and everyday use.

**Bedroom One:** Located at the back of the property is a well proportioned double bedroom with a calm, neutral décor. Fitted wardrobes provide excellent storage, alongside a dedicated dressing area / desk space. This room also benefits from its own modern ensuite bathroom, complete with bathtub, offering both comfort and practicality.

**Ensuite One:** The Ensuite is finished in a fresh, modern style, featuring a full size bathtub with rainfall shower over and a sleek glass screen. Large neutral tiles and a chrome heated towel rail complete the look, creating a practical yet relaxing space.

**Bedroom Two and Ensuite:** A generous double, beautifully presented with soft two tone decor and neutral carpeting. It features sliding barn style doors leading to a handy study area or dressing area, along with its own compact ensuite shower room with walk-in shower, WC, and wash basin, offering flexibility and added convenience for family living or guests.

**Garden:** A low maintenance courtyard style space, attractively landscaped with paved seating areas, raised planters, and built in bench seating. Enclosed by fencing for privacy, it offers a sunny, sheltered spot ideal for outdoor dining or relaxing.

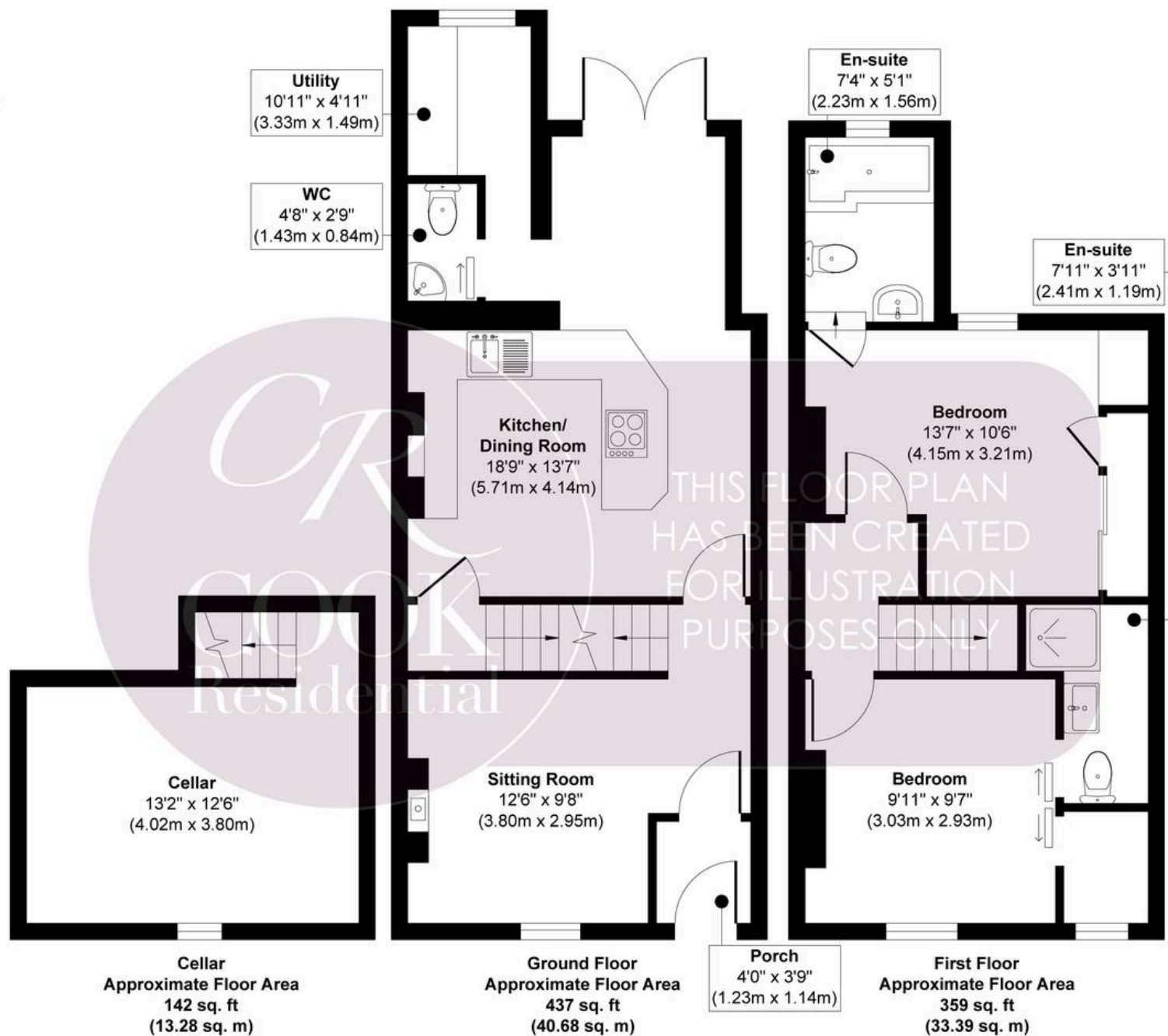
**Location:** Bloomsbury Street offers a fantastic town location within central Cheltenham, ideal for those wanting easy access to shops, cafes, and local amenities. Positioned within walking distance of the High Street, Brewery Quarter, and Cheltenham Spa railway station, it provides excellent convenience while retaining a residential feel.

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**Council Tax Band:** B

*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.*





**Approx. Gross Internal Floor Area 938 sq. ft / 87.35 sq. m**

Produced by Elements Property







## 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.