



Townsend Street, Cheltenham - GL51 9HD

In Excess of £290,000





## Townsend Street

Cheltenham, GL51 9HD

Charming 3-bed period home near Cheltenham Town Centre. Blend of character & modern features incl. 2 reception rooms, stylish kitchen, private garden. Flexible living space, close to amenities.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Three Bedroom Victorian Terrace Home
- Two Reception Rooms
- Solid Oak Flooring Throughout The Ground Floor
- Contemporary Bathroom
- Double Glazing Throughout
- Attractive Sunny Rear Garden
- Close to Town Centre







A well presented three bedroom period home situated on a sought after residential street close to Cheltenham Town Centre. This charming property offers a blend of character and modern features, including two reception rooms, a stylish kitchen, and a private rear garden. Ideal for those seeking a conveniently located home with flexible living space and easy access to local amenities.

**Entrance Hall:** As you enter the property the hallway gives you immediate access to the living room and reception room as well as the bedrooms on the first floor. The stunning solid oak flooring is a stand out feature throughout the ground floor living spaces.

**Living Room:** A bright and welcoming space with neutral décor, complemented by a bold blue feature wall. The room offers ample space for seating and furniture, with natural light streaming in through a large double glazed window. Finished with wooden flooring and a clean, modern look.

**Kitchen:** A stylish and well presented galley style kitchen fitted with modern shaker style units and marble effect worktops. The design includes a built in oven and hob and a white tiled splashback. A large window and a door to the garden provide excellent natural light, while solid oak flooring adds warmth to the modern finish.

**Dining Room:** A versatile and spacious room ideal for dining and entertaining, featuring solid oak flooring and a soft, neutral colour palette. Large windows and a glazed door provide natural light and access to the garden. There is ample room for a dining table and additional furniture, making this a flexible living area to suit various needs.

**Bedroom One:** A generous double bedroom positioned at the front of the property, featuring neutral décor and a large window providing plenty of natural light. The room offers ample space for a double bed, wardrobes, and additional furniture, all finished with soft grey carpeting and a clean, modern look.

**Bedroom Two:** A light and comfortable double bedroom overlooking the rear of the property. Finished in neutral tones with soft carpeting, the room offers space for a double bed and additional furnishings such as a desk or wardrobe. A large window ensures a pleasant, bright feel throughout.

**Bedroom Three:** A flexible single bedroom located at the rear of the property, currently arranged as a home office. The room benefits from a window allowing in natural light and is finished with neutral décor and carpeting. Ideal as a study, guest room, or nursery.

**Bathroom:** A modern and well appointed bathroom situated on the ground floor featuring a white suite, comprising a bath with rainfall shower over, a sleek vanity unit with inset basin, and a low level WC. The bathroom is finished with contemporary white metro tiling, neutral décor, and a frosted window for privacy while allowing in natural light.

**Basement:** An extra bonus to this property is that it has a basement perfect for extra storage whilst also having the potential for renovation subject to the relevant planning and building regulations being met.

**Garden:** A private and enclosed south west facing rear garden offering a lawned area with mature planting and raised borders. There is a paved seating area ideal for outdoor dining, along with a timber shed providing useful storage. The space is fully fenced, creating a secure and pleasant outdoor environment.

**Parking:** On Street parking available.

**Council Tax Band:** B

**Tenure:** Freehold

**Location:** Townsend Street is conveniently positioned within easy reach of Cheltenham town centre, offering a range of shops, cafés, and amenities. Local parks, schools, and transport links are all within walking distance, making it a practical choice for both families and professionals. The area benefits from good access to the A40 and major road networks, ideal for commuters.

**Please note:** All measurements are approximate and for guidance only. Property details should be confirmed via solicitors acting on behalf of the purchaser and vendor.





**Approx. Gross Internal Floor Area 1075 sq. ft / 100.00 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.