



Granville Street, Cheltenham - GL50 4BL

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In Excess of £220,000





## 30 Granville Street

Cheltenham, Cheltenham

Exciting project opportunity in Cheltenham Town Centre! Three-bed mid-terrace with basement, new boiler (2025), original features, garden. Ideal location for modernisation.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No Onward Chain
- Three Bedroom Period Terraced House
- Ideal Renovation Project
- New Boiler Fitted 2025
- Enclosed Courtyard Garden
- On-Street Parking







Situated in the heart of Cheltenham Town Centre, this three-bedroom mid-terrace home offers an exciting opportunity for buyers seeking a project with scope to modernise. Spread across three floors and boasting a useable basement, this Freehold property benefits from a new boiler installed in 2025 and is offered to the market with No Onward Chain. With spacious accommodation, original features, and an enclosed rear garden, it represents a rare chance to create a stylish home in a highly convenient location.

**Entrance Hall:** The entrance hall provides access to the main ground floor rooms and staircase.

**Kitchen:** Set at the rear of the property, the kitchen is functional and benefits from direct access to the garden. Although in need of updating, the space is well-sized and currently houses a range of base and wall units along with room for appliances.

**Sitting Room:** Positioned at the front of the house, the sitting room is well proportioned and features a central chimney breast. A large window to the front allows natural light to fill the room, making it a welcoming space.

**Dining Room:** The central dining room leads from the hallway and adjoins the kitchen. With generous dimensions and views towards the garden, this room offers ideal potential for a more open-plan design, subject to any necessary consents.

**Basement:** Stairs from the ground floor descend to a spacious basement room. Measuring approximately 171 sq. ft, this versatile area could be repurposed as a hobby room, home office, or additional storage, subject to the buyer's needs.

**First Floor Landing:** The landing leads to three bedrooms, a bathroom, and a separate WC. There is also loft access via hatch.

**Bedroom One:** This front aspect double bedroom offers ample space for a double bed and additional furnishings.

**Bedroom Two:** Also on the first floor, this front aspect double bedroom is ideal as a guest room, nursery, or home office, with a **window overlooking the rear garden.**

**Bedroom Three:** Situated at the rear of the property, the third bedroom is also a double room and enjoys garden views.

**Bathroom & WC:** The bathroom includes a bath with wall-mounted shower and a wash hand basin. There is a separate WC located adjacent to the bathroom for added convenience.

**Rear Garden:** The rear garden is laid mainly to hardstanding and enclosed by fencing and walls. It offers excellent potential for landscaping or creating a pleasant outdoor seating area.

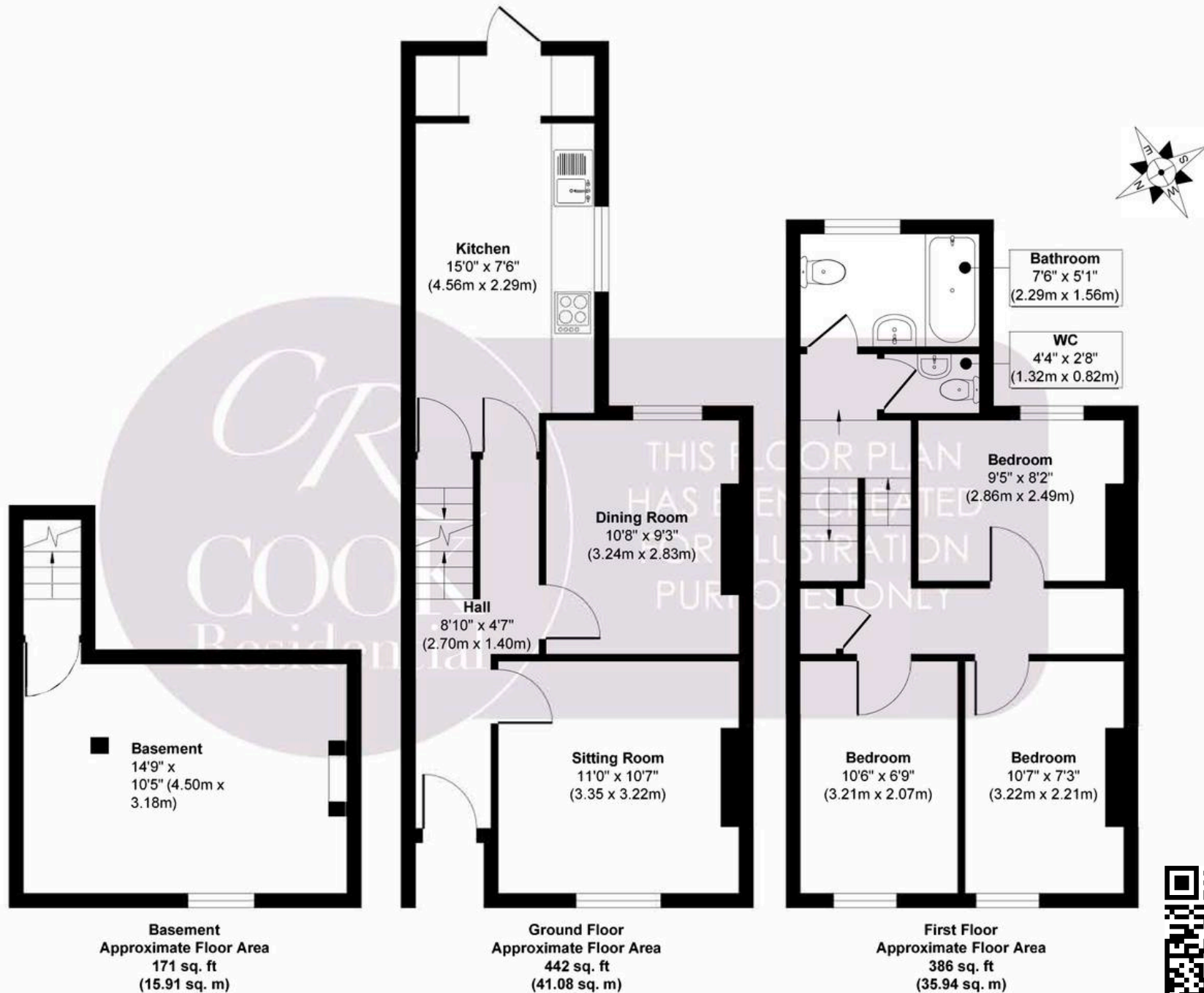
**Tenure:** Freehold

**Council Tax Band:** B

**Location:** Located just a short stroll from Cheltenham Town Centre, the property is ideally placed for easy access to the town's extensive range of shops, cafes, restaurants, and public transport links. The nearby Brewery Quarter and Pittville Park add to the lifestyle appeal of this central address.

Please note, all measurements are approximate and for guidance only. All property details, including tenure, service charges, and council tax band, are to be verified by the purchaser's solicitor.





Approx. Gross Internal Floor Area 999 sq. ft / 92.93 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.