



Albion Place, Cheltenham, GL52 2AW

Guide Price £200,000



Albion Place

Cheltenham Town Centre, GL52 2AW

Unique 2-bed detached home with stylish living in central Cheltenham. Modern design, practical comfort, ideal for professionals & first-time buyers. Open plan living, modern bathroom, parking, central location.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B



- No Onward Chain
- Two Bedroom Detached Home
- Fantastic Town Centre Location
- Energy Efficiency Rated B
- Low Maintenance Courtyard Garden
- Allocated Parking For Two Vehicles



This unique two bedroom detached home offers stylish and contemporary living in the heart of Cheltenham. Tucked away just moments from the Town Centre, the property combines modern design with practical everyday comfort, making it an ideal choice for professionals, first-time buyers or those seeking a convenient central base.

Entrance Hallway: The home opens into a welcoming hallway with wood-effect flooring and a feature staircase rising to the first floor. There is space for coats and shoes, a front-facing window allowing natural light to flow through, and access to the ground-floor accommodation.

Open-Plan Kitchen / Living / Dining Room: A bright and sociable space perfect for modern living, featuring wide bi-fold doors opening to the courtyard. The kitchen area is fitted with sleek gloss units, contrasting work surfaces, and integrated appliances including an oven, hob, and extractor. The open layout provides generous space for both dining and relaxation, complemented by warm wood-style flooring and neutral décor.

Bathroom: Located on the ground floor, the bathroom is fitted with a modern white suite comprising a panelled bath with glass screen and shower over, pedestal wash hand basin, and low-level WC. Finished with contemporary grey tiling and patterned floor tiles for a stylish touch.

Landing: The first-floor landing offers useful built-in eaves storage and leads to both bedrooms.

Bedroom One: A bright double room with dual roof windows and an additional side window, creating a pleasant and airy atmosphere. The sloped ceilings add character, while neutral tones enhance the feeling of space.

Bedroom Two: Also with two roof windows, this second bedroom makes an ideal guest room, study, or nursery, continuing the clean, modern feel found throughout the property.

Parking: Two allocated parking spaces are available directly to the front of the property.

Garden: This property benefits from a low maintenance paved garden a true gem in the Town Centre.

Additional Details: Gas central heating, Double glazing throughout.

Council Tax: Band B (Cheltenham Borough Council)

Tenure: Freehold

Location: Albion Place enjoys a highly convenient central position within easy walking distance of Cheltenham's vibrant High Street, restaurants, shops, and leisure facilities. The area also provides quick access to Cheltenham Spa Station and the A40 for commuters, while Sandford Park and the Lido are only a short stroll away.

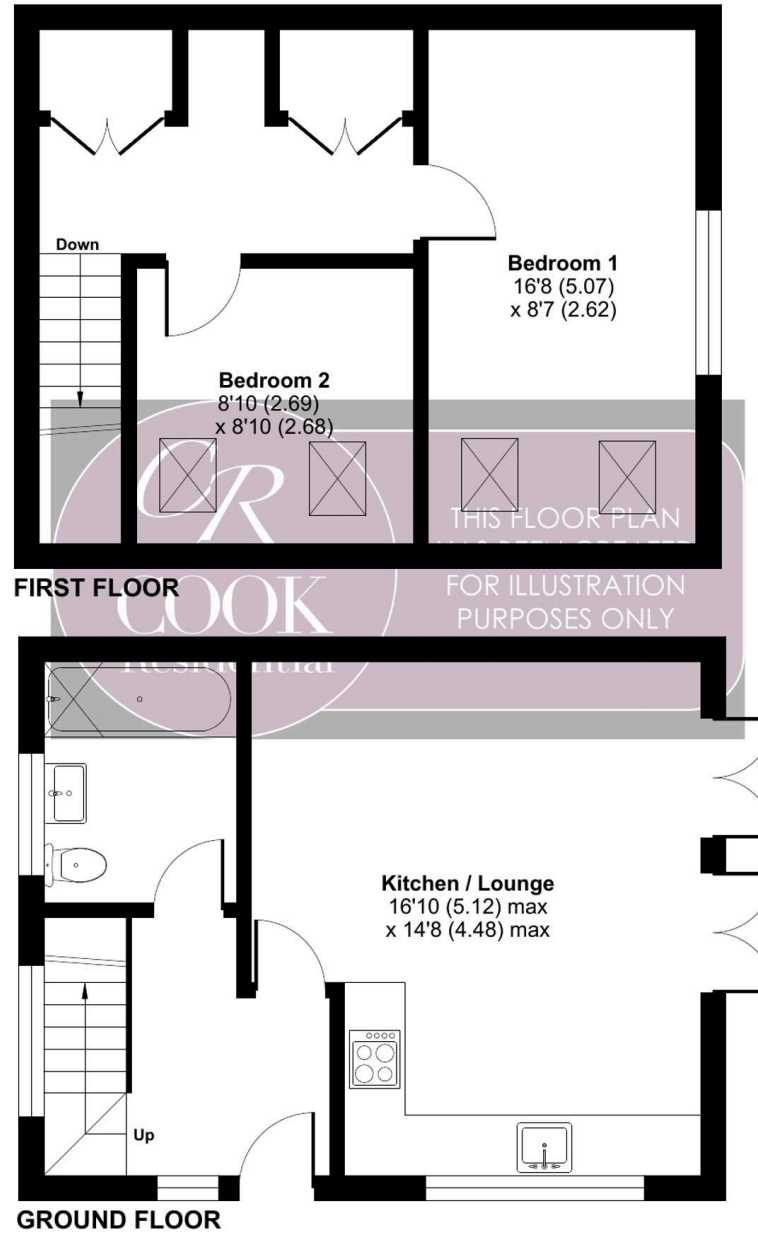
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Approximate Area = 722 sq ft / 67 sq m

For identification only - Not to scale





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