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St. Pauls Street North, Town Centre, GL50 4AQ

Guide Price £325,000



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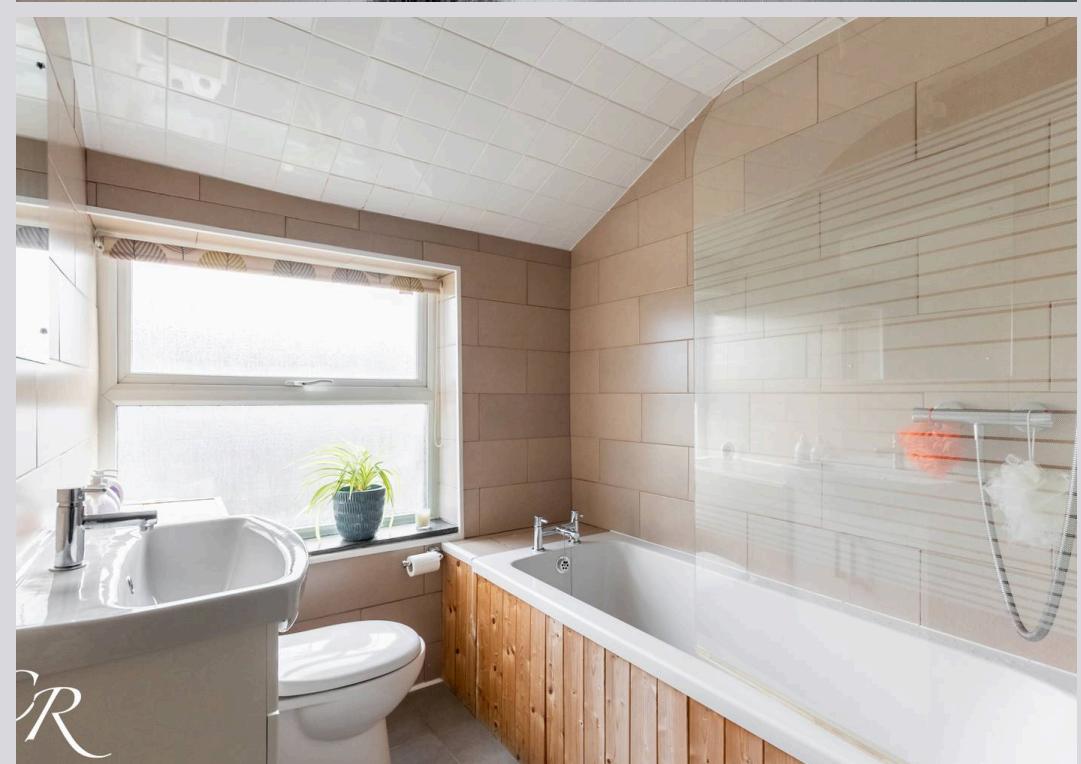
A beautifully refurbished period home is ideally positioned within Cheltenham Town Centre, offering characterful accommodation arranged over three levels together with a thoughtfully landscaped rear garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Beautifully Refurbished Period Home
- Two Bedrooms Plus Versatile Basement
- Stylish Reception Rooms With Character Features
- Modern Kitchen With French Doors Opening Onto The Patio
- Landscaped Rear Garden Ideal For Entertaining
- Prime Town Centre Location With Permit Parking



This beautifully refurbished period home is ideally positioned within Cheltenham Town Centre, offering characterful accommodation arranged over three levels together with a thoughtfully landscaped rear garden. The current owners have carefully modernised the property throughout, blending original features with contemporary styling to create a stylish yet highly practical home.

Entrance Hall: A welcoming entrance hall sets the tone immediately, finished with bespoke panelling, soft green tones and hardwood flooring that flows seamlessly through into the sitting room and dining room. The staircase rises to the first floor, with access down to the lower ground floor.

Sitting Room: A beautifully presented sitting room rich in character, centred around a striking exposed brick fireplace and complemented by a stylish panelled feature wall. The continuation of hardwood flooring enhances the sense of flow from the hallway, while a period-style cast iron radiator adds warmth and charm, creating an inviting space that balances period character with contemporary design.

Dining Room: A stylish and atmospheric dining room, ideal for entertaining. Featuring statement lighting, bold décor and hardwood flooring continuing from the hallway, the room is further enhanced by a period-style cast iron radiator and working fire place, this room connects seamlessly through to the kitchen, making it equally well suited to everyday living and hosting.

Kitchen: The kitchen is well-appointed with classic shaker-style cabinetry, wooden work surfaces and tiled splashbacks, complemented by an inset sink, integrated oven with gas hob and tiled flooring. There is also space for a tall freestanding fridge freezer. Large French doors open directly onto the patio area, allowing excellent natural light and creating a seamless connection between indoor and outdoor living.

Utility Room: Positioned off the hallway, the utility room provides space and plumbing for laundry appliances along with additional storage. This room also houses the boiler recently installed in May 2025. With direct access to the garden, it also works perfectly as a practical boot room for busy town-centre living.

First Floor Landing: The first floor provides access to two bedrooms and the family bathroom.

Bedroom One: A generous and elegant principal bedroom finished in calm, contemporary tones with subtle feature detailing. A period-style cast iron radiator adds character, while the room offers excellent space for wardrobes and furniture, creating a restful and well-balanced main bedroom.

Bedroom Two: A well-proportioned second bedroom, finished with a stylish feature wall and built-in wardrobes providing excellent storage. Presented in contemporary tones, the room is ideal as a guest bedroom, child's room or home office.

Bathroom: A bright and well-appointed family bathroom featuring a panelled bath with shower over, modern sanitaryware and neutral tiling, all complemented by natural light.

Basement: The lower ground floor comprises a useful basement currently utilised by the vendors as an additional bedroom and home office.

Outside: The landscaped rear garden has been thoughtfully designed to incorporate paved seating areas, lawn and planted borders, creating a private and low-maintenance outdoor space ideal for both entertaining and everyday enjoyment.

Location: St. Pauls Street North is superbly positioned within Cheltenham Town Centre, offering convenient access to shops, cafés, restaurants, transport links and green spaces, all within walking distance.

Additional Information:

Tenure: Freehold

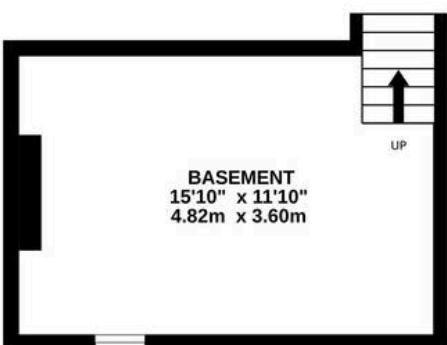
Council Tax Band: B

Parking: Permit parking is available on the road by applying through Gloucestershire County Council

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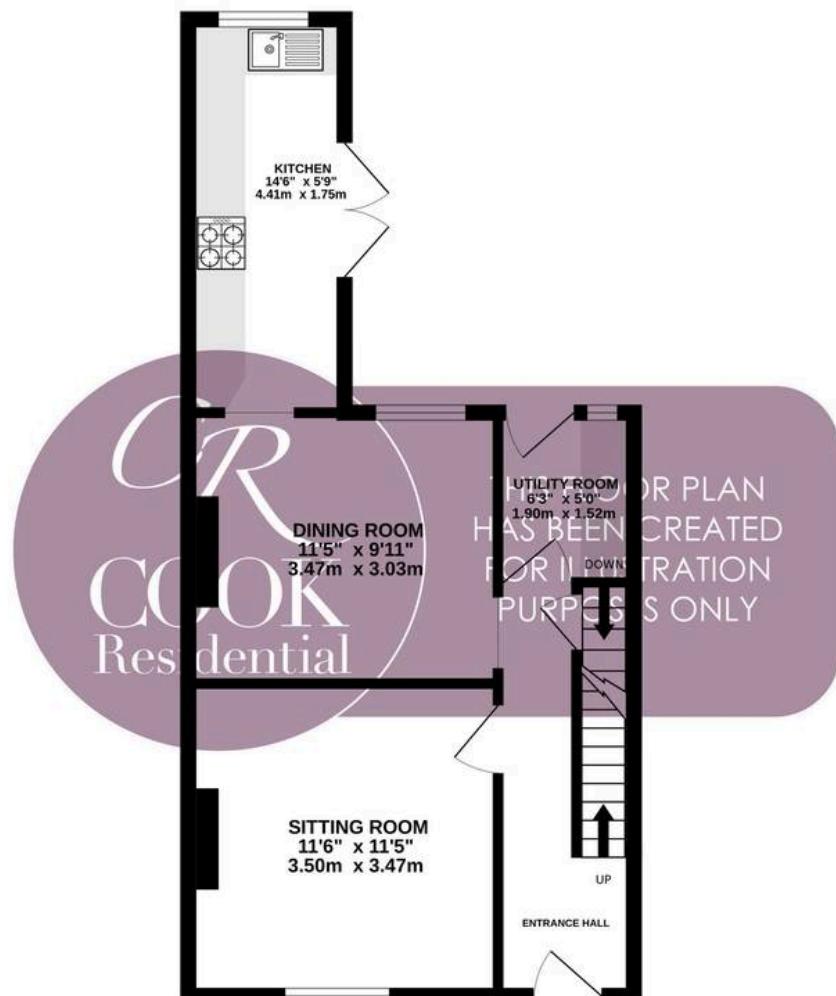


GROUND FLOOR
(15.9 sq.m.) approx.

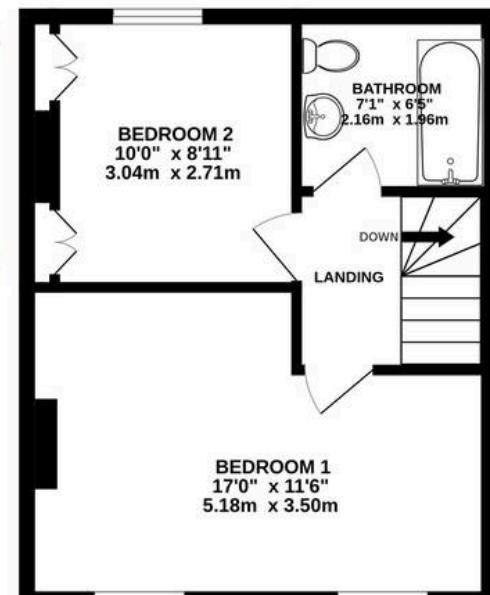


GROUND FLOOR
428 sq.ft. (39.7 sq.m.) approx.

FIRST FLOOR
359 sq.ft. (33.3 sq.m.) approx.



~~THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY~~



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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