



Townsend Street, Cheltenham, GL51 9HD

Guide Price £240,000



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A three-bedroom mid-terrace home is situated along the popular Townsend Street, characterised by its traditional red-brick frontage and established residential setting. Arranged over two floors, the property offers well-balanced accommodation including two reception rooms, a lean-to extension, ground floor shower room and first-floor cloakroom.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

- No Onward Chain
- Three Bedroom Terraced Home
- In Need of Modernisation
- Fantastic Location Close To Local Amenities
- Enclosed Rear Garden
- On Street Permit Parking Available





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This property benefits from No Onward Chain.

Entrance & Hallway: The property is entered via a front door into a central hallway, providing access to the principal ground floor rooms and stairs rising to the first floor.

Reception Room: Positioned to the front of the property, this bright and well-proportioned reception room benefits from a large front-facing window allowing ample natural light. The room offers comfortable space for seating or dining furniture, with neutral décor and carpeting providing a blank canvas for a variety of uses, including a formal dining room, snug or additional sitting area.

Living Room / Dining Room: The living room / dining area benefits from wood-effect flooring and a neutral colour palette, creating a bright and adaptable space. Glazed doors provide access into the lean-to, enhancing natural light and flow through to the rear of the property, while offering space for both seating and dining furniture.

Kitchen: Positioned to the rear of the property, the kitchen is fitted with a range of light wood-effect wall and base units with complementary work surfaces and tiled splashbacks. Integrated appliances include a double oven, electric hob and extractor hood, with space provided for additional appliances. The kitchen benefits from direct access through to the living room / dining area and onward to the lean-to.

Shower Room: Located on the ground floor, the shower room is fitted with a modern shower enclosure, WC and wall-mounted wash hand basin. A frosted window provides natural light and privacy, while contemporary finishes complete this practical space.

Lean-To: Positioned to the rear of the property and accessed from the living room / dining area, the lean-to provides a useful additional space with a glazed roof and doors opening out to the rear garden. Well suited for storage, utility use or informal seating, this flexible area enhances the practicality of the ground floor accommodation.

First Floor Landing: The landing provides access to all first-floor accommodation.

Bedroom One: A generously proportioned double bedroom positioned to the rear of the property, offering ample space for bedroom furniture. The room features neutral décor, fitted shelving providing useful storage, and a window allowing natural light to fill the space.

Bedroom Two: A well-proportioned double bedroom located to the front of the property, offering comfortable space for bedroom furniture. The room benefits from neutral décor, fitted carpeting and a front-facing window.

Bedroom Three: A single bedroom positioned to the rear of the property, suitable for use as a child's bedroom, guest room or home office, with a rear-facing window providing natural light.

Cloakroom: Located on the first floor, the cloakroom is fitted with a WC and wash hand basin. A frosted window provides natural light and privacy, offering a practical additional facility to serve the first-floor accommodation.

Garden: The property benefits from an enclosed rear garden, laid to a mix of paving and lawn, providing a practical and low-maintenance outdoor space suitable for seating, entertaining or general use.

Parking: On-street permit parking is available.

Location: Townsend Street is conveniently positioned for access to Cheltenham town centre, with a wide range of shops, cafés and amenities close by. Cheltenham Spa railway station and key road networks are within easy reach, making the location well suited to commuters and town-centre living.

Tenure: Freehold

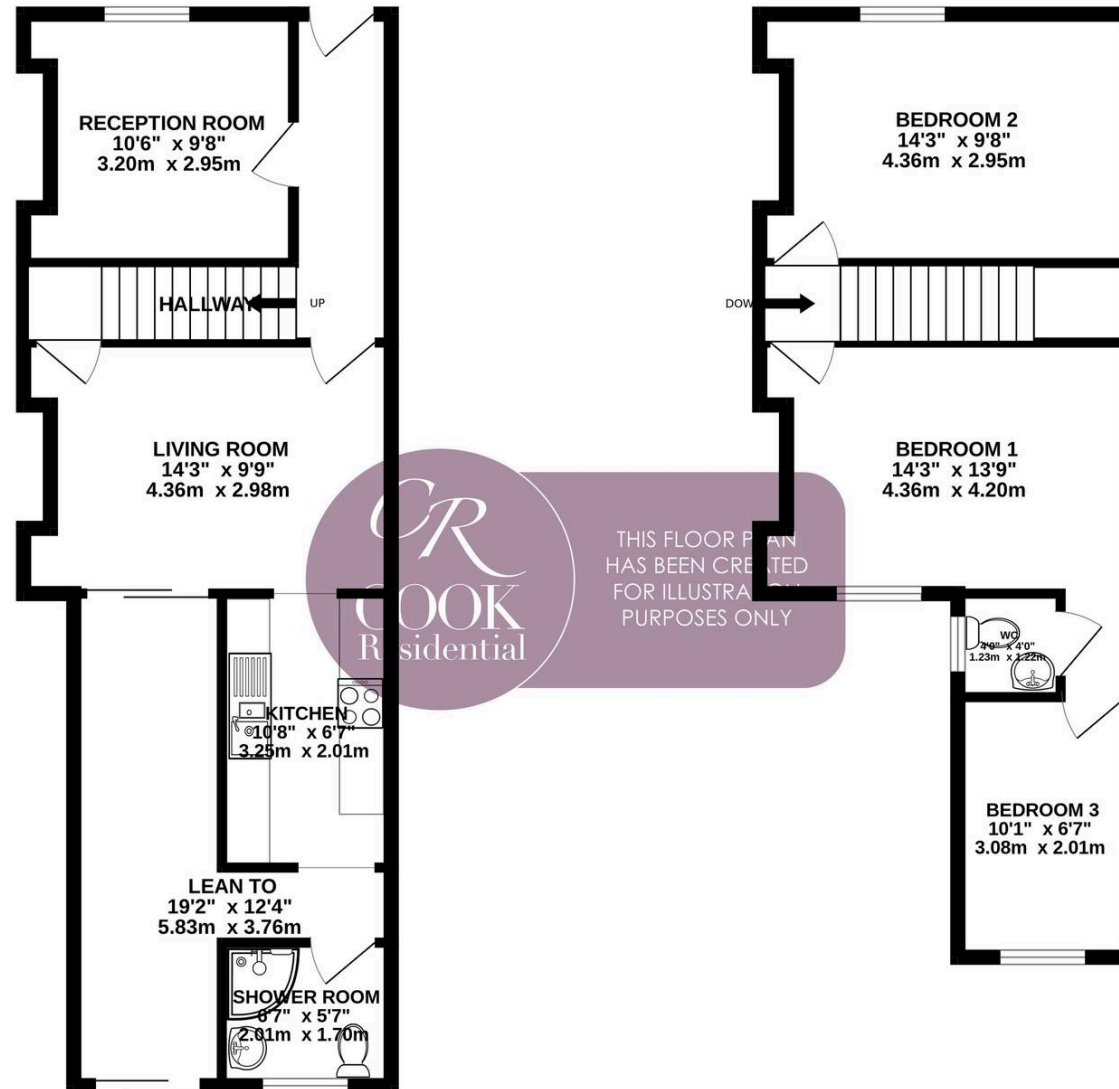
Council Tax Band: B

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GROUND FLOOR
547 sq.ft. (50.9 sq.m.) approx.

1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 952 sq.ft. (88.4 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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