



3 Mitre Street, Cheltenham

*CR*  
In Excess of £425,000



## 3 Mitre Street

Cheltenham, GL53 7JS

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Beautifully Presented Period Property
- Fully Renovated Throughout
- Two Generous Bedrooms
- Two Reception Rooms And A Kitchen-Dining Room
- Landscaped Courtyard Garden
- Cellar Providing Storage





Set in the vibrant St. Lukes, this charming period terraced property stands out with its two spacious double bedrooms and two inviting reception rooms. The property has been completely renovated throughout including a new boiler, windows, doors, radiators, and flooring so offers a unique blend of comfort and elegance.

**Living Areas:** The property has a welcoming front sitting room with built-in shelving and a log burner, ideal for relaxation. A further reception room has French doors opening onto the enclosed rear garden.

**Kitchen-Dining Room:** The kitchen offers contemporary fittings, ample counter space, top-of-the-range integrated appliances and underfloor heating, making it a chef's delight. A dining area has views and access to the rear garden.

**Basement:** The property features a practical basement, easily accessible from the hallway, providing ample storage space for all your needs.

**First Floor:** The landing area leads to the bedrooms the family bathroom and further storage. .

**Bedrooms:** The property boasts two generously sized bedrooms, each designed with your comfort and personalisation in mind. These versatile spaces include a practical dressing room with storage and can easily accommodate a variety of furniture layouts and personal touches, allowing you to create your perfect sanctuary.

**Contemporary Bathroom:** The newly fitted, Italian bathroom features sleek fixtures and fittings, providing a touch of luxury for your daily routine

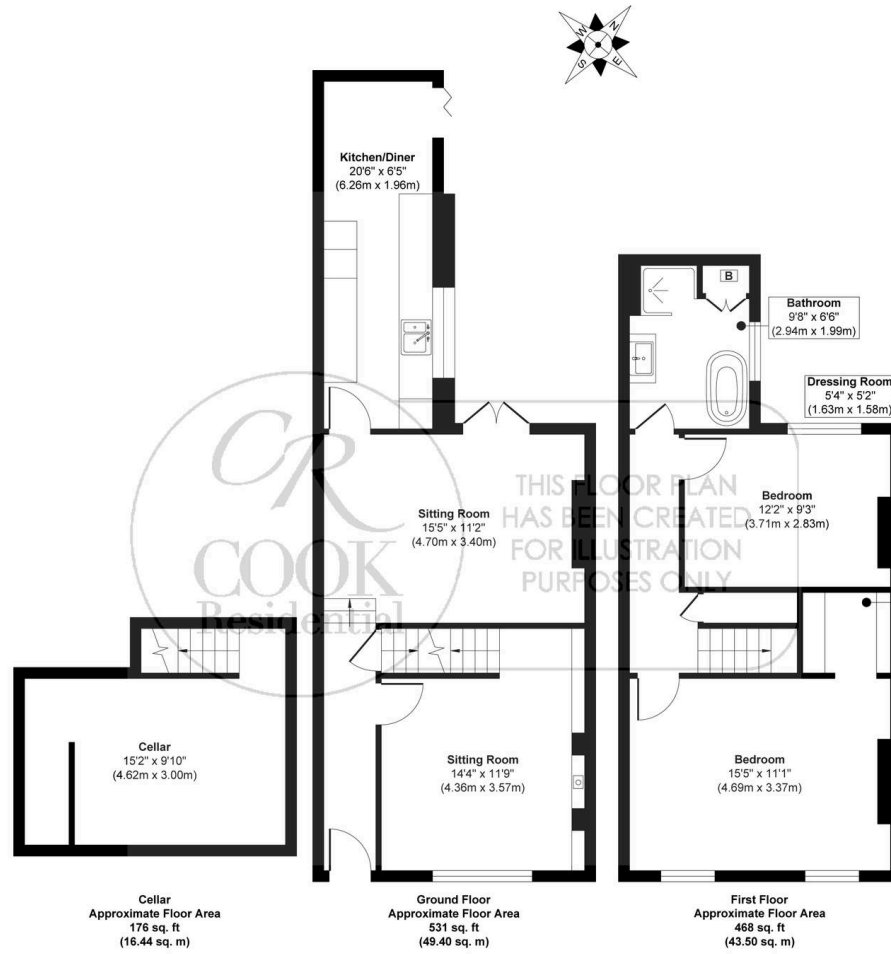
**Outdoor Space:** The property includes a well-maintained, landscaped, low-maintenance courtyard garden area that is perfect for outdoor relaxation or entertaining guests in a private setting.

**Tenure:** Freehold

**Council Tax Band:** C

**Location:** Cheltenham, a picturesque Regency Town, is renowned for its vibrant festivals, including Literature, Music, Science, Jazz, and the prestigious National Hunt Racing Festival, The Cheltenham Gold Cup. The town also boasts excellent schools, some of which have international recognition, such as Cheltenham College and Cheltenham Ladies College. The town centre is a hub of activity, with a diverse range of local and high-street shops, eateries, bars, and art galleries, catering to all tastes and interests.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 1175 sq. ft / 109.34 sq. m  
Produced by Elements Property





## Cook Residential

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