



58 Upper Park Street, Cheltenham

Guide Price £220,000



## 58 Upper Park Street

Cheltenham, GL52 6SA

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Well Presented Throughout
- Period Two Bedroom Terraced Home
- Kitchen/Dining Room With Under-Stairs Storage
- Courtyard Garden With Brick-Built Outhouse
- Prime Location Between Charlton Kings And Cheltenham Town Centre





A charming and well-presented two-bedroom terraced home, offered to the market with **no onward chain** and ideally positioned along Upper Park Street, perfectly placed between Charlton Kings and Cheltenham town centre. This delightful home offers a wonderful balance of character and practicality, making it an ideal first-time purchase or investment.

**Entrance Hall:** Accessed via the front door, the entrance hall provides a useful transition into the home with access to the ground floor accommodation and the shower room.

**Sitting Room:** Positioned to the front of the property, the sitting room is a bright and welcoming space with a large window allowing for plenty of natural light. The room is neatly presented with wooden flooring underfoot and features a recessed fireplace, adding character and a natural focal point. Well-proportioned, it comfortably accommodates seating while retaining a cosy feel, making it an ideal space for both relaxing and everyday living.

**Kitchen/Dining Room:** Located to the rear of the property, the kitchen/dining room is a bright and functional space with a natural, warm finish. Fitted with wooden worktops and matching cabinetry, the kitchen offers a good range of storage and preparation space, complemented by a freestanding cooker and sink positioned beneath the window, allowing for plenty of natural light. There is space for a small dining setup, making it a sociable area for everyday living. The room also benefits from useful under-stairs storage and a tiled floor, enhancing both practicality and durability.

**Shower Room:** Stylishly fitted with contemporary white subway tiling, the shower room offers a clean and modern finish. Comprising a walk-in shower with rainfall head, WC and wash hand basin, the space is both practical and well-presented, with a window allowing for natural light and ventilation.

**First Floor Landing:** Stairs rise to the first floor where there is access to both bedrooms.

**Bedroom One:** A well-proportioned double bedroom positioned to the front of the property, offering a bright and comfortable space. Finished in neutral tones, the room provides ample space for freestanding furniture and benefits from a built-in storage cupboard.

**Bedroom Two:** Located to the rear, this is a well-sized second bedroom, ideal as a guest room, home office or dressing room. The room benefits from natural light via the window and also includes a built-in storage cupboard.

**Outside:** To the rear of the property is a low-maintenance courtyard garden, laid to decking and enclosed by walling, creating a private outdoor space ideal for seating and al fresco dining. The garden also benefits from a useful brick-built outhouse, providing practical storage and space for white goods, with plumbing in place for a washing machine and tumble dryer.

#### **Additional Details:**

Tenure: Freehold

Council Tax Band: B

**Location:** Upper Park Street is superbly positioned to enjoy the very best of Cheltenham living, sitting neatly between the sought-after Charlton Kings area and the vibrant town centre. Residents benefit from easy access to a range of independent shops, cafes and restaurants, along with excellent schooling and nearby green spaces, all within comfortable walking distance.

**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.



GROUND FLOOR  
239 sq.ft. (22.2 sq.m.) approx.

1ST FLOOR  
193 sq.ft. (17.9 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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.  
Made with Metropix ©2026





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

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.