



Hope Street, Cheltenham, GL51 9BQ

Guide Price £240,000





Hope Street

Cheltenham, GL51 9BQ

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Well Presented Two Bedroom Terraced Home
- Sitting Room and Conservatory
- Brick Built Storage Shed
- Convenient Location Close To Cheltenham Town Centre
- Ideal First Time Buy Or Investment
- Generous Rear Garden With Covered Pergola Seating Area





This well-presented terraced home offers comfortable and practical living accommodation across two floors, benefitting from a conservatory extension to the rear, a generous rear garden, and two well-proportioned bedrooms upstairs. Situated within a convenient residential location, the property would make an ideal first-time purchase, investment opportunity, or downsizing option.

Entrance Hall: Accessed via the front door, the tiled entrance hall provides access to the ground floor accommodation, and a staircase rising to the first floor with useful storage next to and underneath.

Sitting Room: Positioned to the front of the property, the sitting room is a bright and welcoming space with a large front-facing window allowing for plenty of natural light. The room offers ample space for living room furniture and features attractive wood-effect flooring alongside an exposed brick fireplace recess, creating a cosy focal point. Double doors lead through into the conservatory, helping the ground floor flow nicely for both everyday living and entertaining.

Kitchen: Located to the rear of the property, the kitchen offers a range of fitted units with work surfaces over, tiled splashbacks, space for freestanding appliances, and a window overlooking the rear garden. An archway leads through to a rear porch where there is a door leading out to the rear garden, and a further door leading into the family bathroom.

Conservatory: Overlooking the rear garden, the conservatory provides a versatile additional reception space currently used as a dining area. With surrounding windows and French doors opening out onto the decking, the space enjoys plenty of natural light and creates a seamless connection to the garden.

Family Bathroom: The family bathroom offers tiled flooring and part tiled walls with a white suite comprising a bath with a separate shower over, a low-level WC, a sink with a vanity unit, and a heated towel rail.

Bedroom One: A generous double bedroom positioned to the front of the property, offering ample space for bedroom furniture and benefiting from plenty of natural light.

Bedroom Two: Positioned to the rear, the second bedroom provides a versatile space ideal as a guest bedroom, nursery, dressing room, or home office.

Outside: The property benefits from a well-maintained rear garden featuring a combination of decking, lawn, planted borders, and patio areas, creating a lovely outdoor space to enjoy throughout the warmer months. A covered pergola seating area provides an excellent entertaining space, while a useful brick-built outbuilding offers additional storage. To the front, the property is set behind a fenced frontage.

Additional Details:

Tenure: Freehold

Council Tax Band: B

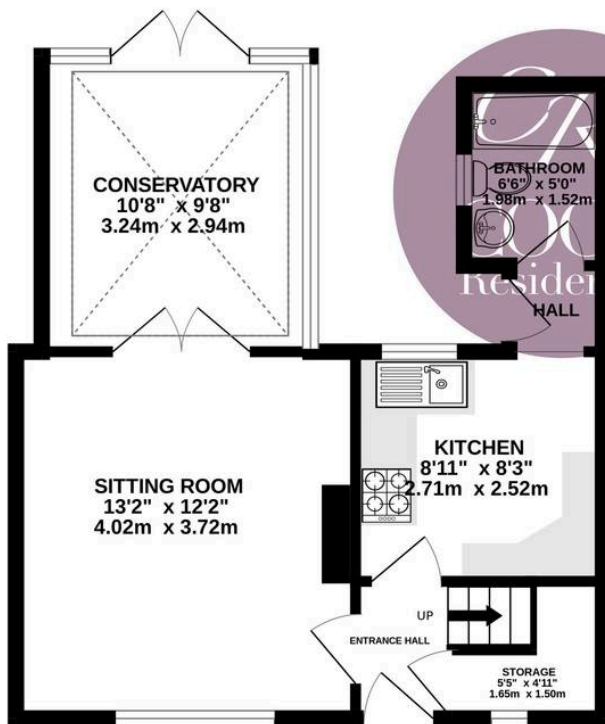
Location: Hope Street is conveniently positioned within easy reach of Cheltenham town centre, offering access to a wide range of shops, cafes, restaurants, and leisure facilities. The property is also well placed for local schools, transport links, supermarkets, and the historic Pittville Park.

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.

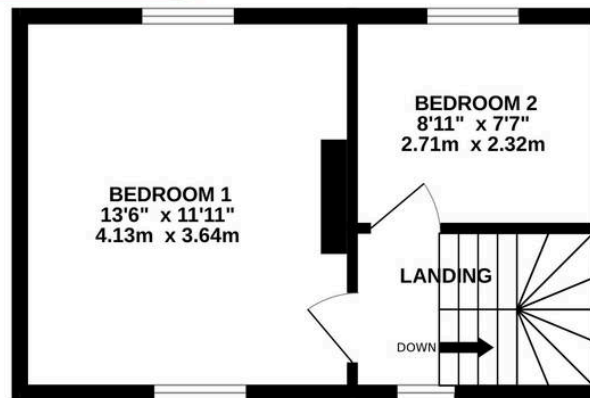


GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR
278 sq.ft. (25.9 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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Cook Residential

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

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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