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COOK
Residential
FOR SALE

Hewlett Place, Cheltenham, GL52 6DQ

Guide Price £375,000





Hewlett Place

Cheltenham, GL52 6DQ

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- No Onward Chain
- Three Bedrooms
- Central Cheltenham Location
- Open-Plan Living Accommodation
- Private Courtyard Garden
- Beautifully Presented Throughout

A beautifully presented three-bedroom terraced home, tucked away within a sought-after central Cheltenham location and offered to the market with no onward chain. This charming property combines period character with contemporary styling throughout, offering well-balanced accommodation arranged over two floors and benefitting from a private courtyard garden.





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Entrance Hall: A welcoming entrance hall with engineered oak flooring, radiator, coat hanging space and staircase rising to the first floor. The space provides an attractive first impression and flows seamlessly into the main living accommodation.

Sitting Room: A spacious and stylish reception room featuring engineered oak flooring, recessed lighting and a front-facing window allowing plenty of natural light. The room provides ample space for both seating and home-working areas and benefits from useful fitted storage cupboards and shelving. Open access leads through to the kitchen/dining room, creating a sociable layout ideal for modern living.

Kitchen/Dining Room: Positioned to the rear of the property, the kitchen is fitted with a range of shaker-style wall and base units complemented by solid wood worktops. Integrated appliances include an oven, hob and extractor hood, while the large picture window overlooks the courtyard and floods the space with natural light. There is ample room for dining and direct access to the courtyard, making it an excellent space for both everyday living and entertaining.

Storage: A useful understairs storage cupboard provides practical storage for household items.

Landing: The first-floor landing provides access to all three bedrooms, the family bathroom and an additional storage cupboard.

Bedroom One: A comfortable double bedroom positioned to the front of the property with a large sash-style window, neutral décor and space for freestanding bedroom furniture.

Bedroom Two: Another generous double bedroom overlooking the rear aspect. Currently utilised as a home office, this versatile room offers excellent flexibility to suit a variety of lifestyles.

Bedroom Three: A well-proportioned third bedroom which is currently arranged as a home office. Ideal as a nursery, study or guest bedroom, it enjoys a pleasant outlook and space for wardrobes and additional furniture.

Bathroom: A contemporary family bathroom comprising a panelled bath with glazed shower screen, wash hand basin, WC and heated towel rail. A frosted window provides natural light and ventilation.

Courtyard: The private courtyard has been thoughtfully designed as a low-maintenance outdoor retreat. Finished with decking and benefitting from built-in bench seating with storage beneath, the space is ideal for al fresco dining, morning coffee or relaxing outdoors.

Additional Details:

Tenure: Freehold

Council Tax Band: B (Cheltenham Borough Council)

EPC Rating: D

Parking: The property falls within Cheltenham's Zone 15 residents' parking scheme, allowing eligible residents to apply for permits subject to the relevant local authority requirements. Sidney Street Car Park is also located nearby, providing additional parking options.

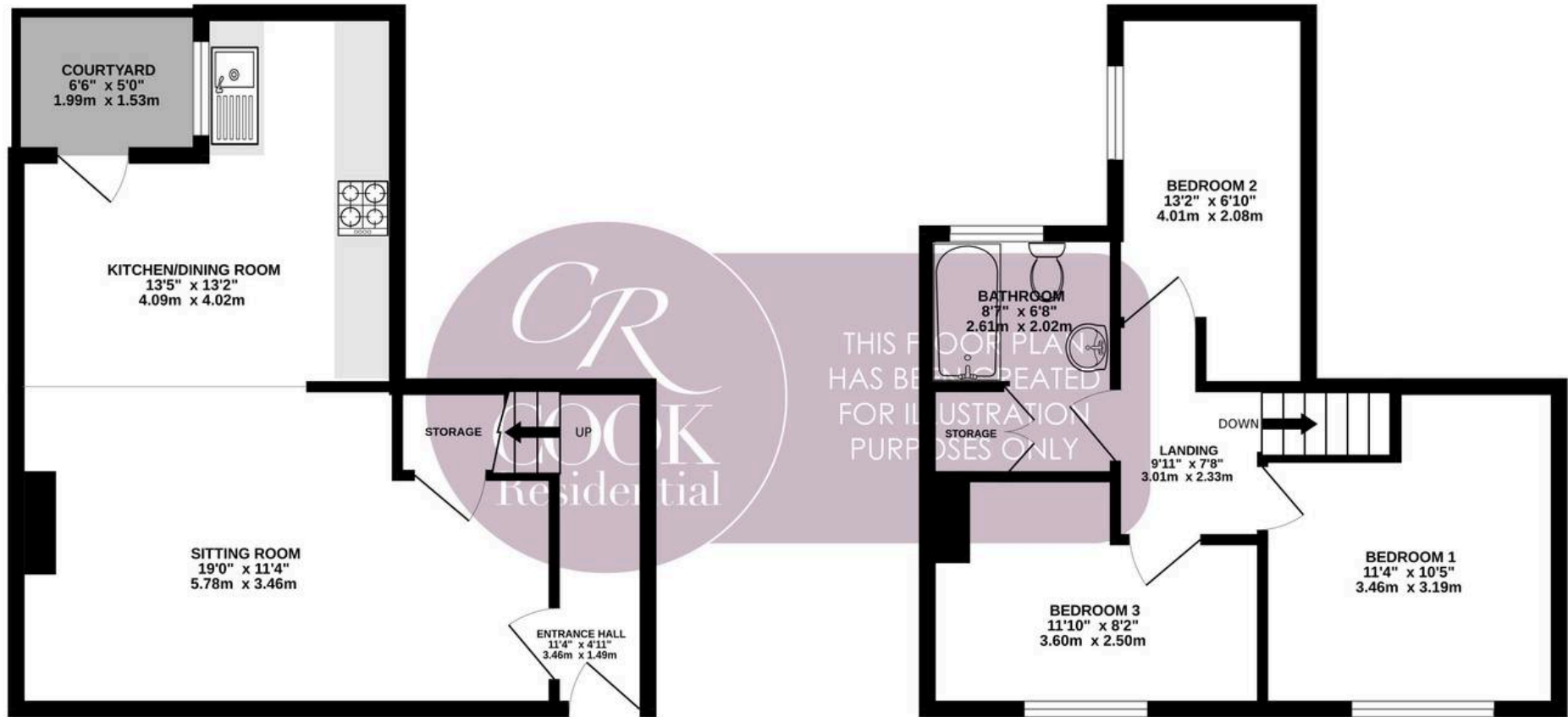
Location: Hewlett Place is a charming and tucked-away residential street located within easy reach of Cheltenham town centre. Residents can enjoy the wide range of shops, restaurants, cafés and bars found in the town, together with excellent leisure facilities, parks and cultural attractions. Cheltenham is renowned for its festivals, including the Literature, Science and Jazz Festivals, and offers excellent transport links together with highly regarded schools and amenities. The Promenade, Montpellier and John Lewis are all within comfortable walking distance, making this an ideal location for those seeking convenient town-centre living.

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
393 sq.ft. (36.5 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 767 sq.ft. (71.3 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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