



Pittville

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ESTATE AGENTS

Pittville

Portland Square, Cheltenham, GL52 2HU

£425,000 Freehold

A characterful 3 bedroom town house, situated within this popular location just a few minutes from the town centre.

PERIOD TOWN HOUSE • entrance hall • cloakroom • living room • dining room • kitchen • 3 bedrooms • upstairs bathroom • gas central heating • permit parking

Description

A charming 3 bedroom, period, town house arranged over 3 floors offering versatile accommodation, situated within this popular residential location just minutes from the town centre. This traditional property comprises an entrance hall with steps down to the lower ground floor bedroom, a characterful living room with window to the front aspect having bespoke shutters, a feature fireplace, and attractive wooden flooring which continues into the dining room. The kitchen has a range of units with wooden worktops, display shelving, appliance space, and an inner walkway through to the downstairs cloakroom and door to the rear garden. On the first floor, there are a further 2 double bedrooms, the principal bedroom with dual aspect and bespoke shutters, and a good size family bathroom with separate shower cubicle. Outside, there is an enclosed, low maintenance rear courtyard, ideal for outdoor dining.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



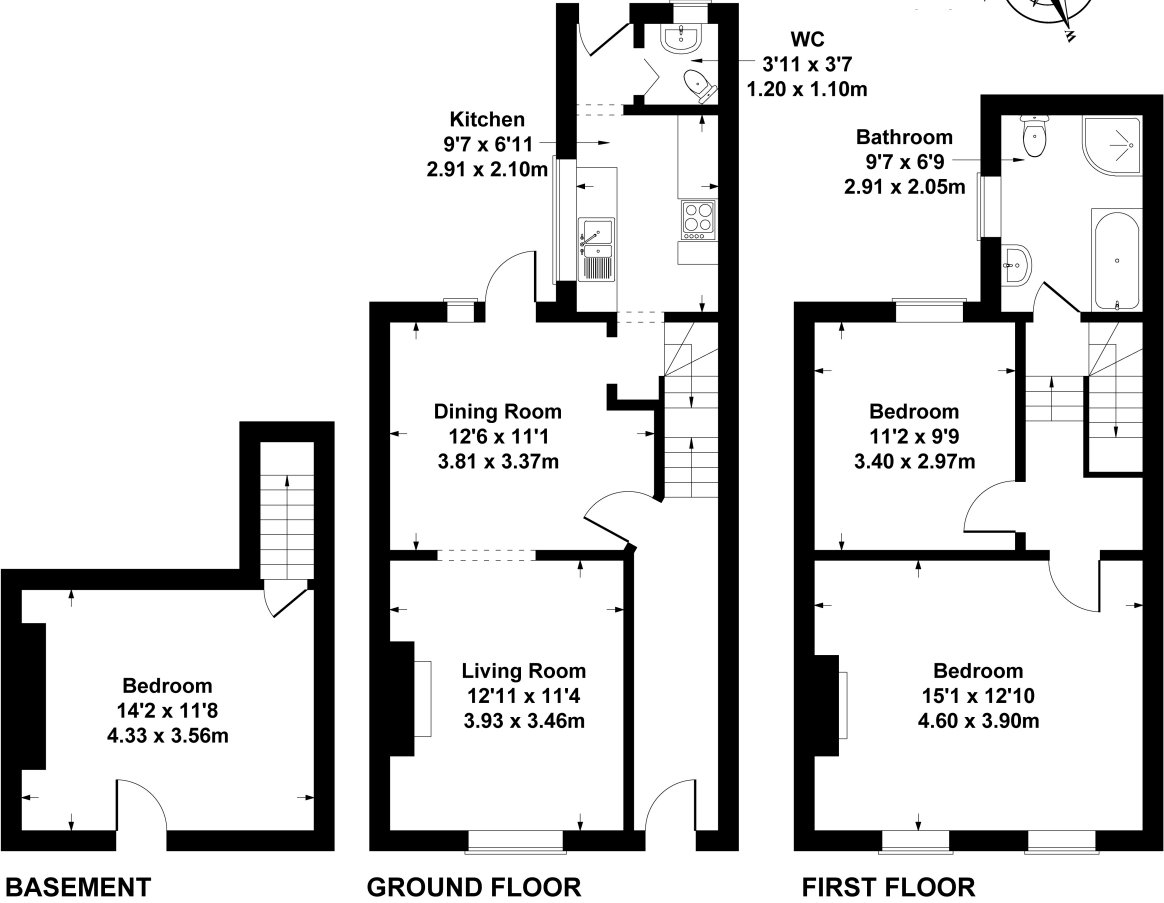


Situation

Portland Square is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, and the Pump Rooms. It is also only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

12 Portland Square

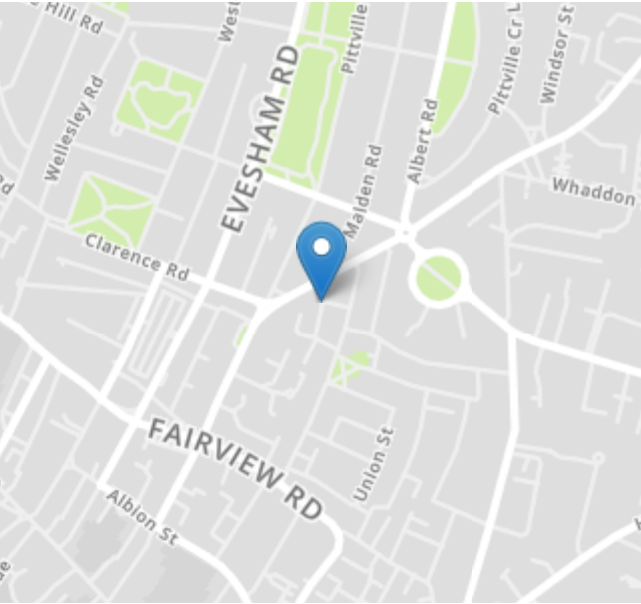
Approximate Gross Internal Area
1141 sq ft - 106 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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