



The Suffolks

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ESTATE AGENTS



# The Suffolks

Chapel Lane, Cheltenham, GL50 2AR

£375,000 Freehold

A charming 2 bedroom, period, detached house with a courtyard garden, just a short stroll to The Suffolks.

NO ONWARD CHAIN • detached house • entrance hall • living area • dining area • downstairs cloakroom • kitchen • 2 bedrooms • upstairs bathroom • courtyard • gas central heating • double glazing • sought after location

## Description

A detached, 2 bedroom, period house, located within this popular back water just off Great Norwood Street and close to excellent local amenities. The accommodation includes entrance hall; living room opening into the dining room with French doors to the paved courtyard; and a kitchen with a range of modern units, built-in appliances, a door to the cloakroom, and stable style door to outside. On the first floor, there are 2 bedrooms and a stylish shower room. Outside is a low maintenance courtyard.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C.

**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.



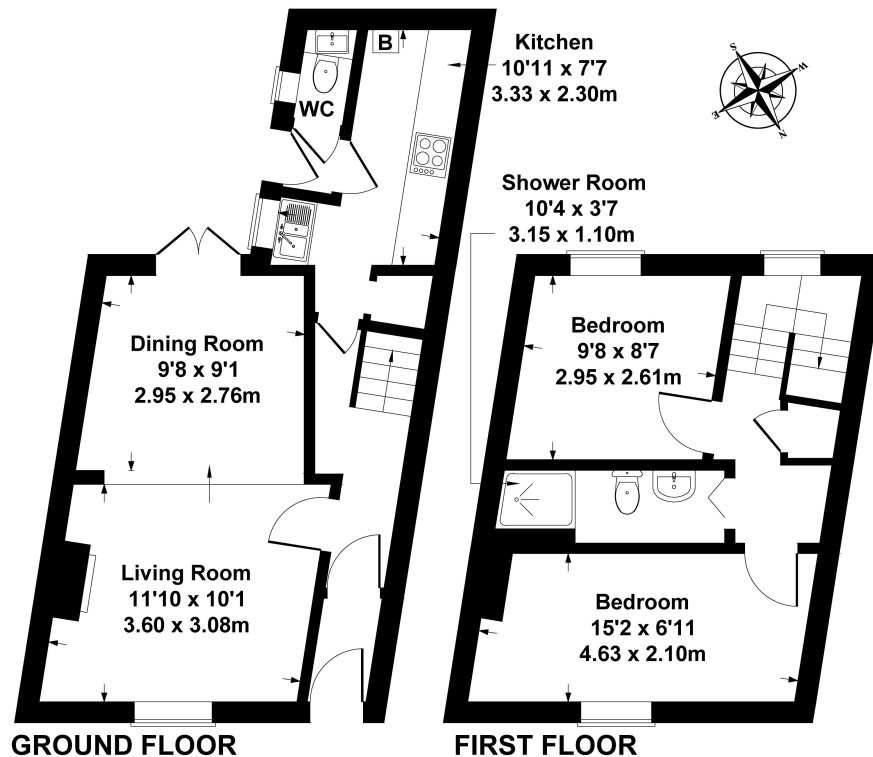


### Situation

Situated just off Great Norwood Street close to a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including St James Primary School, Naunton Park Primary, Leckhampton Primary and The High School Leckhampton. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 1 Chapel Lane

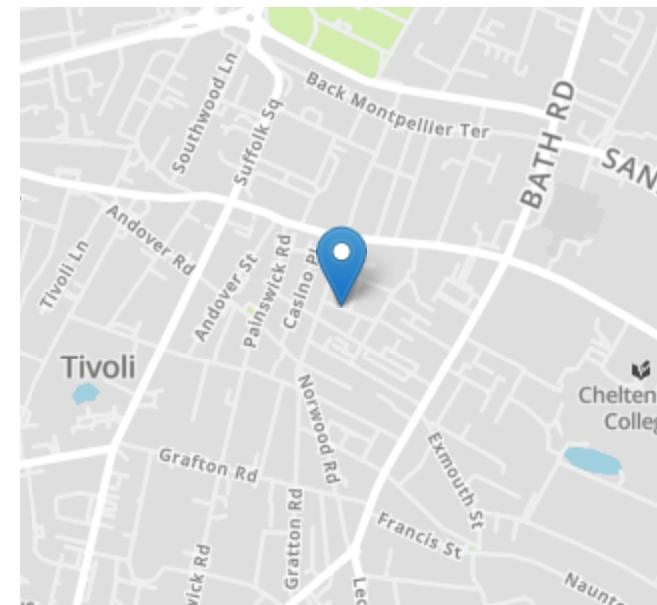
Approximate Gross Internal Area  
House = 689 sq ft - 64 sq m



## 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		
		EU Directive 2002/91/EC

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