



St Marks



# St Marks

Tennyson Road, St Marks, Cheltenham, GL51 7DF

Guide Price £235,000 Freehold

A red brick, mid terraced, 3 bedroom family house, situated within this popular residential area, with a good size mature rear garden.

NO ONWARD CHAIN • living room • dining room • kitchen • cloakroom • 3 bedrooms • bathroom • good size garden • studio/office • popular location

## Description

An attractive, 3 bedroom, mid terrace house, offering a great opportunity for further upgrading/modernisation, and situated within the popular residential area of St Marks. This property provides spacious family accommodation throughout, including an entrance hall, downstairs cloakroom, living room with dual aspect and feature fireplace, and a separate dining room with stripped wooden floorboards and opening into the kitchen. On the first floor, there are 3 good size bedrooms, and a family bathroom. Outside, there is a generous frontage and a substantial rear garden, which is mainly laid to lawn with a patio area. The purpose built studio/office has power and light. Cheltenham Borough Council Tax Band C.

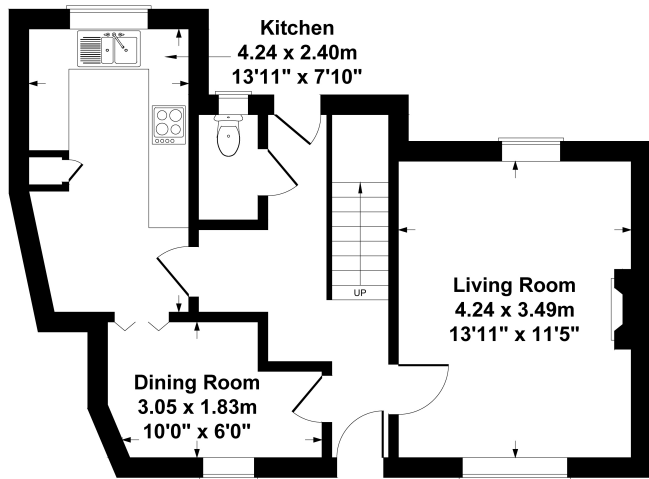
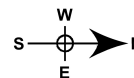




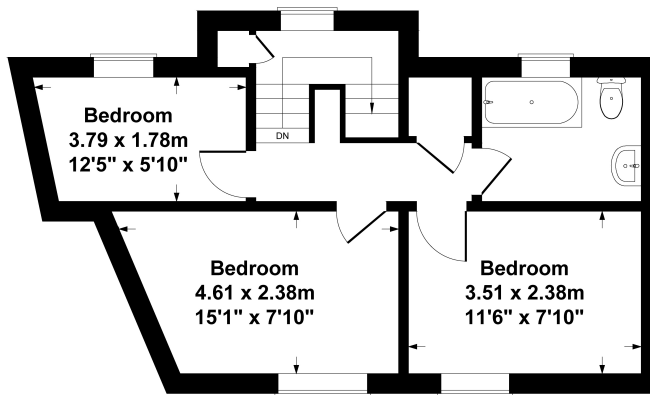
### **Situation**

A convenient location close to a range of amenities including a convenience store, takeaways, local park, and schooling for all ages. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Garden.

Approximate Gross Internal Area  
82 sq. metres (883 sq. feet)



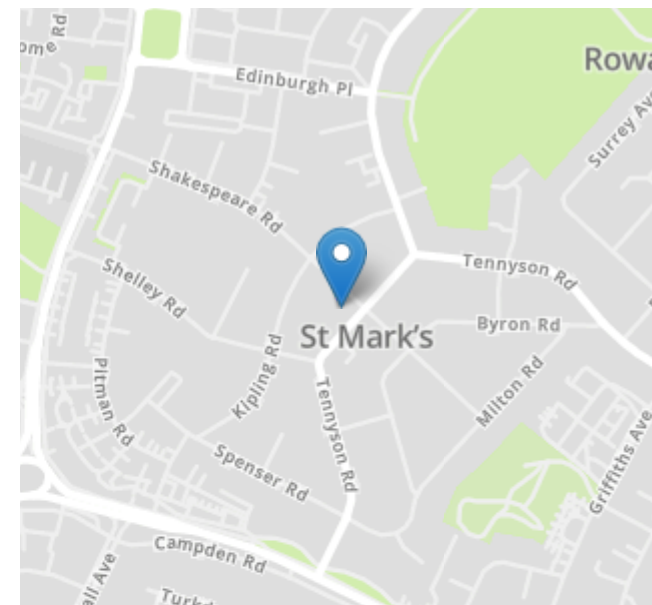
Ground Floor



First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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