



Mitre Street



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Mitre Street

Cheltenham, Gloucestershire, GL53 7JS

£495,000 Freehold

A charming 4 bedroom, period, town house, situated in a quiet no-through road just a short walk from Montpellier and Sandford Park.

NO ONWARD CHAIN • reception hall • living room • home office • kitchen/dining room • cloakroom • 4 bedrooms • bathroom • town garden • residents permit parking • gas central heating

Description

An attractive traditional period town house, still retaining lots of character and charm. The beautifully presented accommodation includes reception hall, living room with feature fireplace, home office, downstairs cloakroom, and a magnificent kitchen/dining room with double doors opening out to the garden. Upstairs, there are 4 bedrooms and an impressive bathroom with roll top bath and independent shower enclosure. Outside, there is a small wrought iron railed frontage and lovely west facing rear garden with a decked seating area. The property further benefits from gas central heating, residents permit parking, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band C.

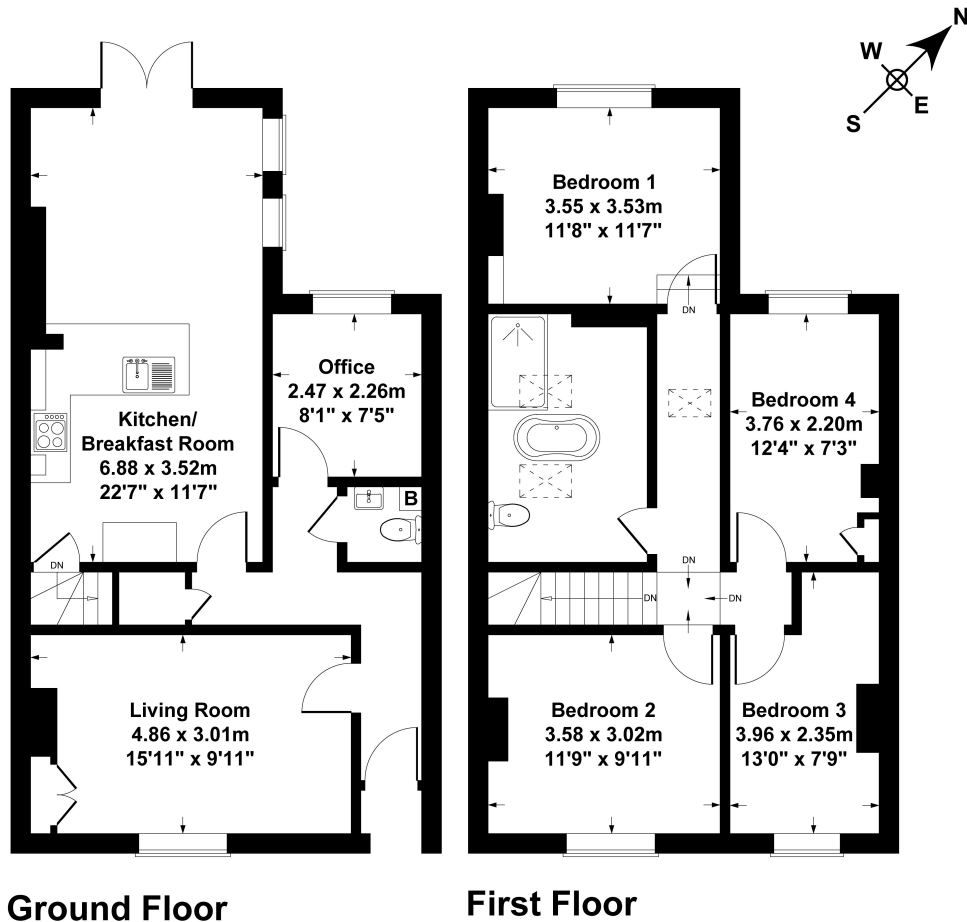




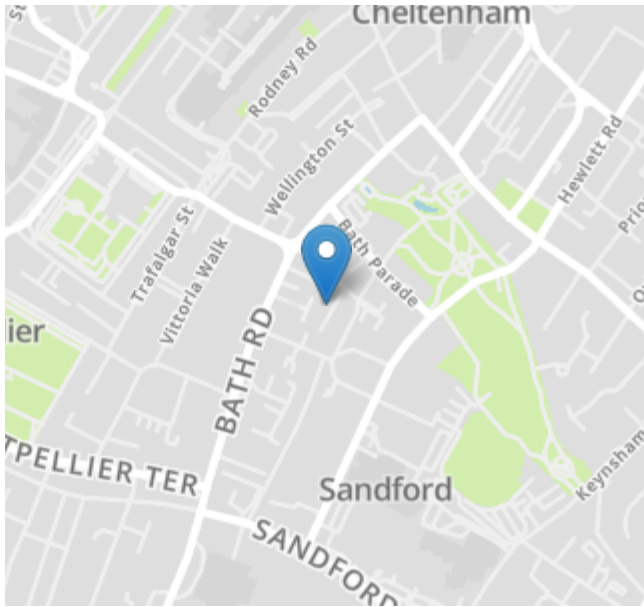
Situation

Situated in a very convenient central location just a short walk from the town centre, Sandford Park and Cheltenham Lido. 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 Gardens.

Approximate Gross Internal Area - 114 sq. metres (1232 sq. feet)



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(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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