



Landor Gardens



# Landor Gardens

## Cheltenham, GL52 2TB

### £395,000 Freehold

An attractive 2 bedroom, modern mid-terrace town house, just a short walk from the town centre with a driveway providing off-road parking, and a private rear garden.

OFF ROAD PARKING • entrance hall • refitted modern kitchen • downstairs shower room • living room • 2 double bedrooms • upstairs shower room • study/loft room • enclosed rear garden • close to the town centre

#### Description

A modern mid-terrace town house, which has been upgraded by the current vendors and is ideally situated within this private courtyard, just off Hewlett Road. The well presented accommodation includes an entrance hallway leading to a refitted kitchen with an attractive range of high gloss wall and base units, built-in appliances, table space, and large window to the front aspect. The present vendors have also modified the ground floor accommodation to include a downstairs shower room and bi-folding doors providing plenty of light within the living room. On the first floor, there are 2 double bedrooms, bedroom 2 having a feature window with 'Juliet' balcony and both having vaulted ceilings. There is an additional shower room, an open tread staircase to the loft/study room with velux window, and a further built-in cupboard. Outside, to the front, is a block paved driveway providing off-road parking. The rear garden is westerly facing with timber decking leading to a low maintenance garden area providing an ideal seating/dining area. This much loved home also benefits from gas central heating and double glazing.

#### Further Information:

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





### Situation

Landor Gardens is just a short walk from the town centre, Sandford Park, and the Lido. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.



# 7 Landor Gdns

Approximate Gross Internal Area

House : 1087 sq ft - 101 sq m

Total : 1087 sq ft - 101 sq m

Shower Room

7'3 x 3'10

2.22 x 1.18m

Living Room

14'6 x 11'3

4.42 x 3.43m

Kitchen

16'4 x 14'6

4.98 x 4.42m

Shower Room

7'7 x 6'1

2.30 x 1.85m

Bedroom

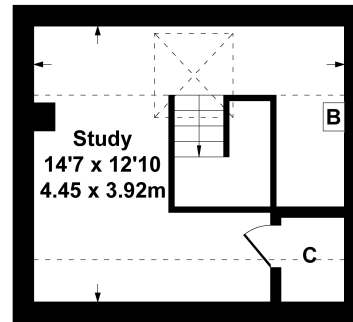
14'7 x 11'3

4.44 x 3.42m

Bedroom

14'7 x 11'7

4.45 x 3.54m



GROUND FLOOR

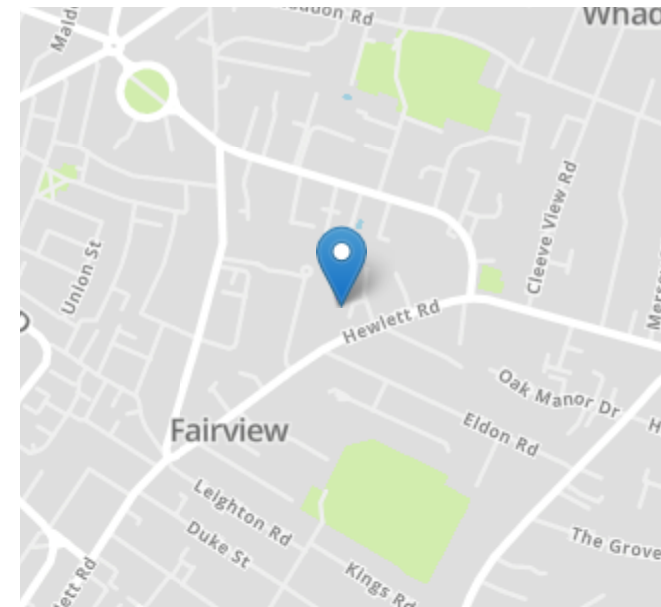
FIRST FLOOR

SECOND FLOOR

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>	71	81
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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