

Total area: approx. 97.9 sq. metres (1053.7 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.

Errington Smith Sales & Lettings
Plan produced using PlanUp.

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Energy Efficiency Rating Very energy efficient - lower running costs A В D E (39-54) (21-38) G Not energy efficient - higher running costs England, Scotland & Wales





town and village properties



Residential Sales Lettings Property Management

34 New Street, Cheltenham, Gloucestershire GL50 3LP

An extended and well presented two double bedroom terraced period property located within walking distance of many shops and cafes, Waitrose, the Brewery Quarter and the town centre beyond. Its spacious accommodation, offered in good decorative order, comprises in brief an entrance hallway, a dining room with wooden floorboards and feature fireplace, a living room with an open fireplace, an extended modern fitted kitchen with a breakfast area and access to the southerly facing rear courtyard garden, two double bedrooms both with wooden floorboards and period fireplaces plus a family bathroom. Additional benefits of this spacious property, with a wealth of character features, include double glazing, gas fired central heating, a useful basement storage room and courtyard garden with rear access. Council tax band - B.



Directions

Leave Cheltenham via St Georges Road and turn right at the traffic lights onto St Georges Place. Turn left onto St James' Square and turn right at the roundabout. Go straight over the next roundabout and turn left into New Street before the crossing. The property can be found on the left hand side.

Price:

£340,000

Tenure:

Freehold

Contact:

Karen Short









