



Sandford Street

 Nick
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ESTATE AGENTS

Sandford Street

Cheltenham, GL53 7JR

£385,000 Freehold

A charming 2 bedroom, period town house with a lovely south facing garden, just a few hundred yards from Montpellier and the town centre.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • 2 double bedrooms • bathroom • cellar • south facing garden • gas central heating • residents permit parking

Description

A character filled, beautifully presented, period town house, situated in this quiet backwater just yards from the town centre. The accommodation includes entrance hall, living room with feature fireplace, dining room also with feature fireplace, and a kitchen with doors to the rear garden. Upstairs, there are 2 good size bedrooms and a generous bathroom with stand alone bath and shower enclosure. Outside, there is a small enclosed frontage and a charming south facing rear garden. The property further benefits from gas central heating, an unconverted cellar, residents permit parking, and is offered for sale with no onward chain. Cheltenham Borough Council - tax band not available.





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.

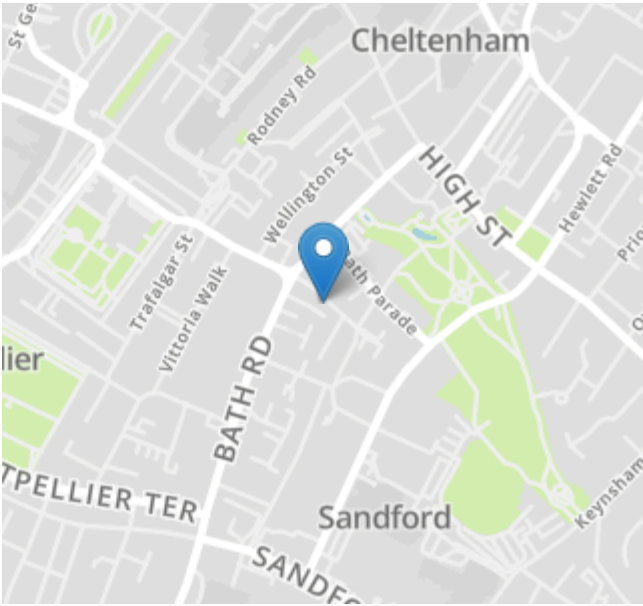
26 Sandford St

Approximate Gross Internal Area
1076 sq ft - 100 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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	59	
(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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