



Henrietta Street

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ESTATE AGENTS

Henrietta Street

Cheltenham, GL50 4AA

Guide Price £195,000 Freehold

A Grade II listed, period, 2 bedroom, town house in central Cheltenham, requiring work with no onward chain.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • 2 bedrooms • bathroom • 2 lower ground floor rooms • west facing garden • residents permit parking • gas central heating

Description

This well proportioned, 2 bedroom, town house requires complete refurbishment throughout. Located minutes from the fashionable Brewery Quarter, there is an abundance of amenities on the doorstep. The accommodation on the ground floor includes a living room, dining room, and a good size kitchen overlooking the rear garden. On the first floor, there are 2 bedrooms and a bathroom. There are also 2 lower ground floor rooms and a W/C. Externally, there is a west facing town garden with a patio area and some lawn. The property is eligible for permit parking and offered for sale with no onward chain. Cheltenham Borough Council - Tax Band B.

Agents Note: Due to the condition of this property, please take extra care when viewing and we do not advise bringing young children.



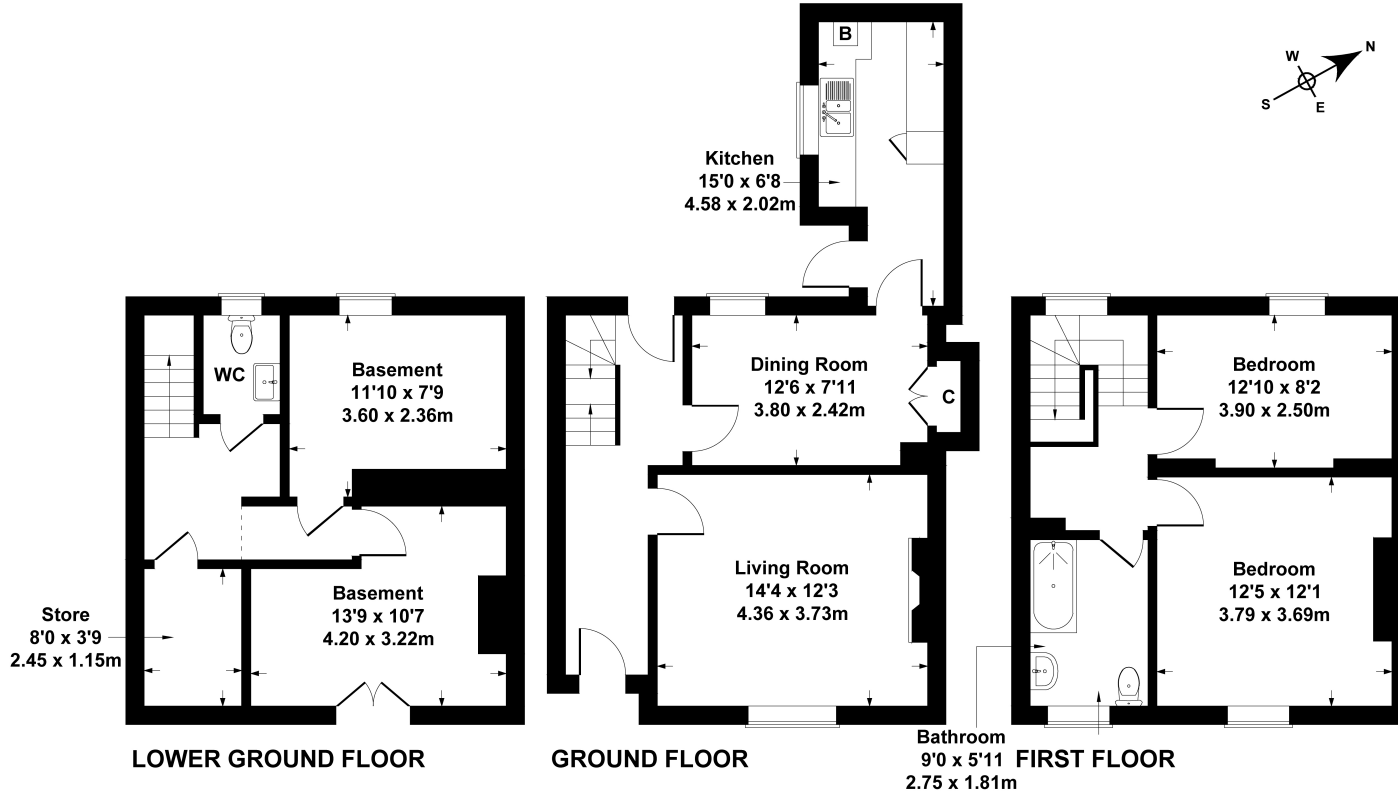


Situation

A very convenient location close to the town centre, Brewery Quarter, and Pittville Park. 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.

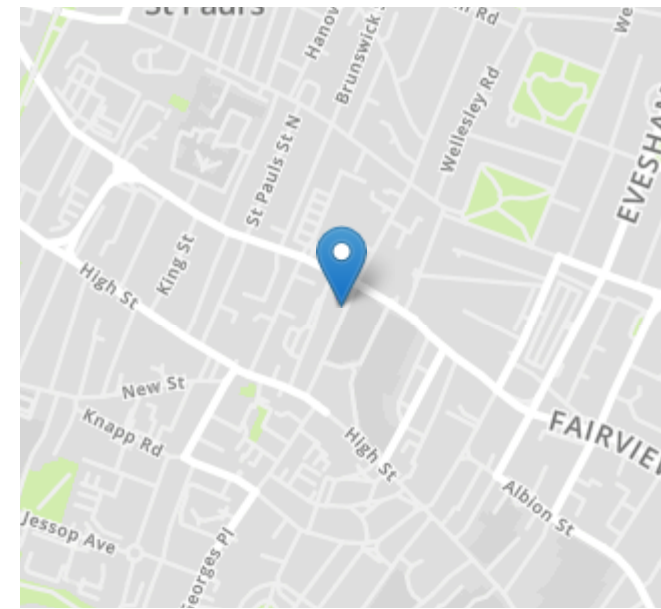
26 Henrietta St

Approximate Gross Internal Area
1270 sq ft - 118 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		87
(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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