



Townsend Street



# Townsend Street

## Cheltenham, GL51 9HB

### £245,000 Freehold

A recently upgraded, 2 bedroom, town house with a courtyard garden, situated close to The Brewery Quarter and town centre.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • bathroom • 2 double bedrooms • gas central heating • double glazing

#### Description

A beautifully presented period town house with a low maintenance courtyard garden, offered for sale with no onward chain. The very well presented accommodation includes an entrance hall, living room with feature fireplace, a good size dining room, kitchen with a range of integrated appliances, and a refitted downstairs bathroom. Upstairs, there are 2 double bedrooms. Outside, there is a low maintenance courtyard garden. The property further benefits from gas central heating and double glazing.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.





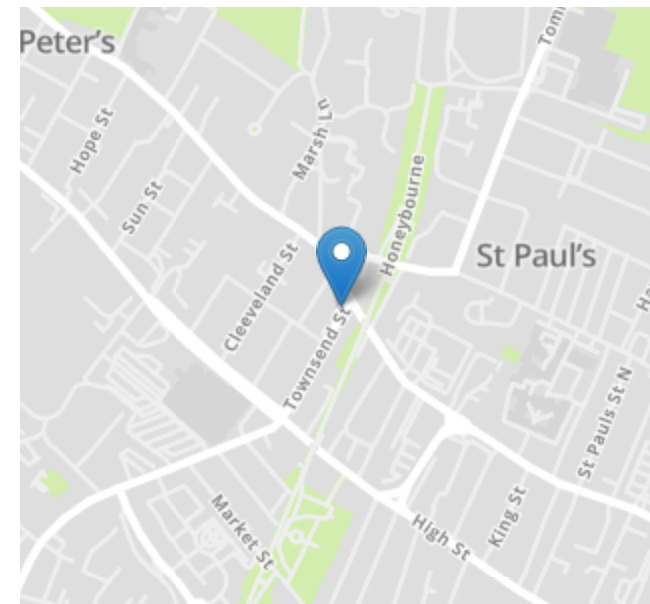
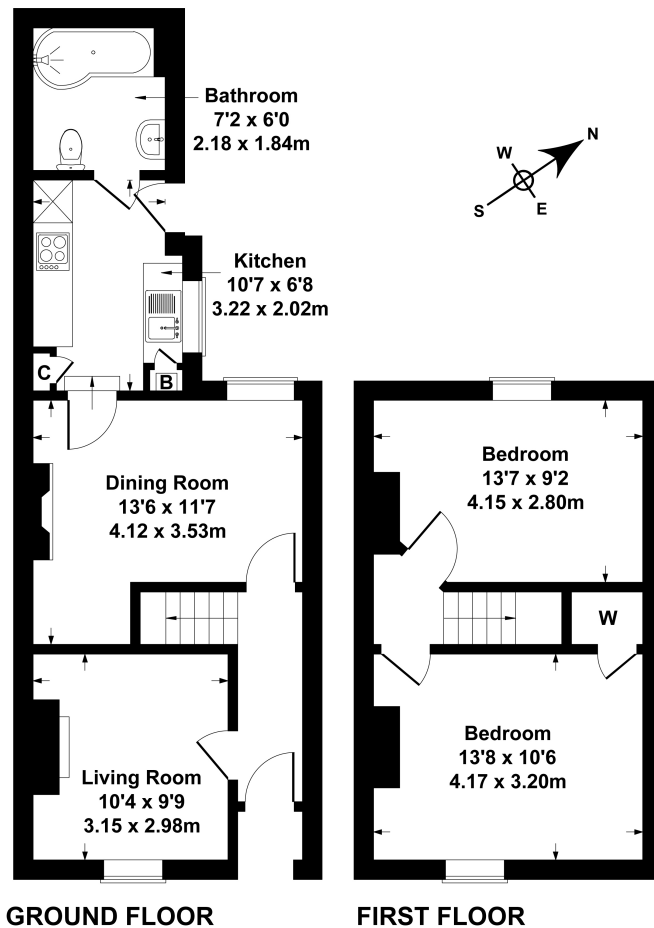
### **Situation**

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

# 62 Townsend Street

Approximate Gross Internal Area

743 sq ft - 69 sq m



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>		<b>81</b>
(55-68) <b>D</b>	<b>65</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

**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

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