



P 8 am - 10 pm  
Permit holders only  
2 hours  
Max charge  
within 2 hours

Brunswick Street

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Brunswick Street

## Cheltenham, GL50 4HB

### £300,000 Freehold

A beautifully presented, 2 bedroom, town house with a good size rear garden offering potential for off-road parking.

NO ONWARD CHAIN • entrance hall • living room • dining room • refitted kitchen • 2 double bedrooms • bathroom • cellar • double glazing & gas central heating • garden with rear access

#### Description

An attractive period town house with a good size rear garden, close to Pittville Park and the town centre. The recently upgraded accommodation includes an entrance hall, living room with feature fireplace, dining room, refitted kitchen with a range of integrated appliances, and an unconverted cellar. Upstairs, there are 2 good size double bedrooms and a luxury bathroom. Outside, there is a generous hard landscaped rear garden with pedestrian access offering potential for off-road parking. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band B.



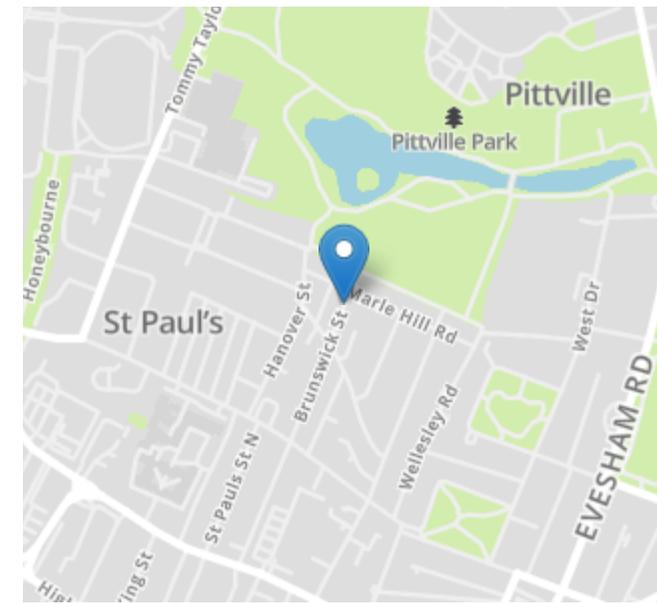
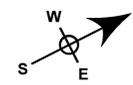
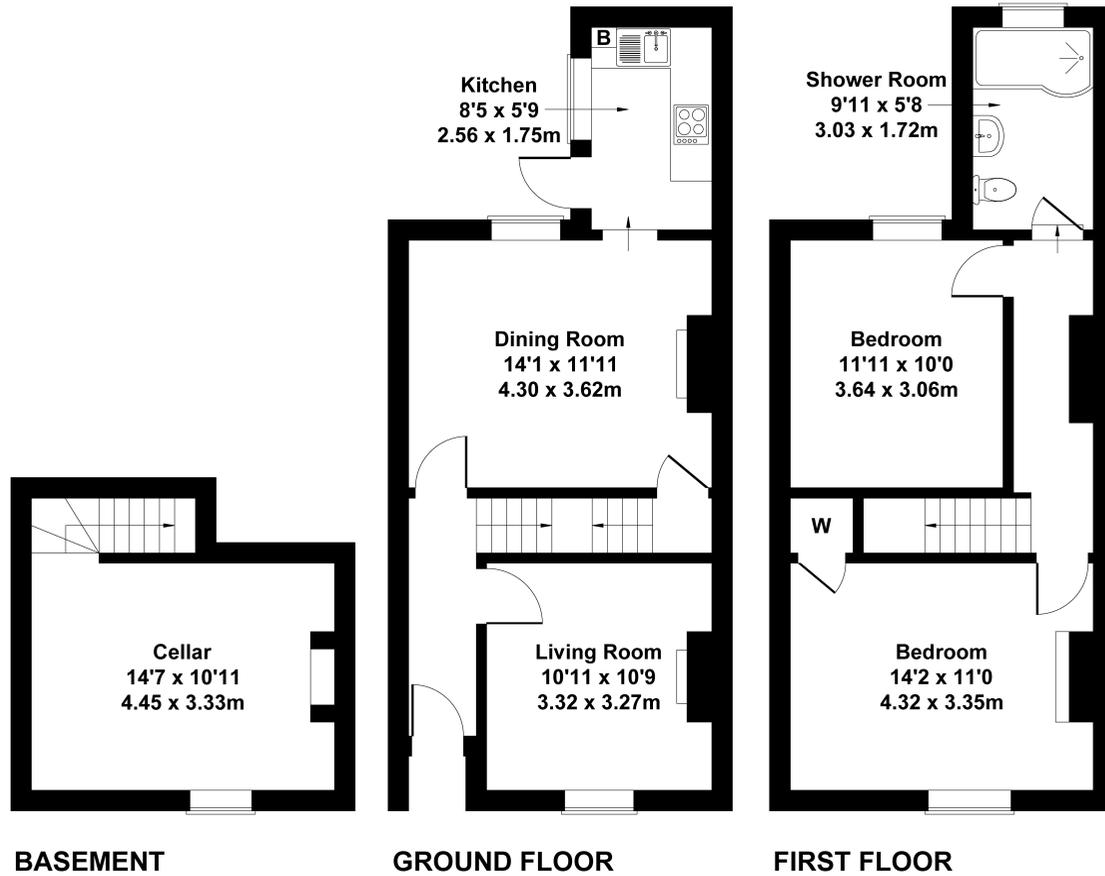


### **Situation**

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.

# 146 Brunswick St

Approximate Gross Internal Area  
1055 sq ft - 98 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(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		
<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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