



Henrietta Street

# Henrietta Street

## Cheltenham, GL50 4AA

### £195,000 Freehold

**Grade II listed period, 3 bedroom, town house requiring complete renovation with no onward chain.**

NO ONWARD CHAIN • grade II listed • reception hall • living room • dining room • kitchen • 3 bedrooms • bathroom • cellar • residents permit parking

#### Description

This well proportioned 3 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 includes a living room, dining room, and a kitchen. Upstairs, there are 3 good size bedrooms and a bathroom. There is also an unconverted cellar. Externally, there is a west facing town garden. The property is eligible for permit parking, and offered for sale with no onward chain.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band B.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central heating. **Broadband & Telephone** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

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





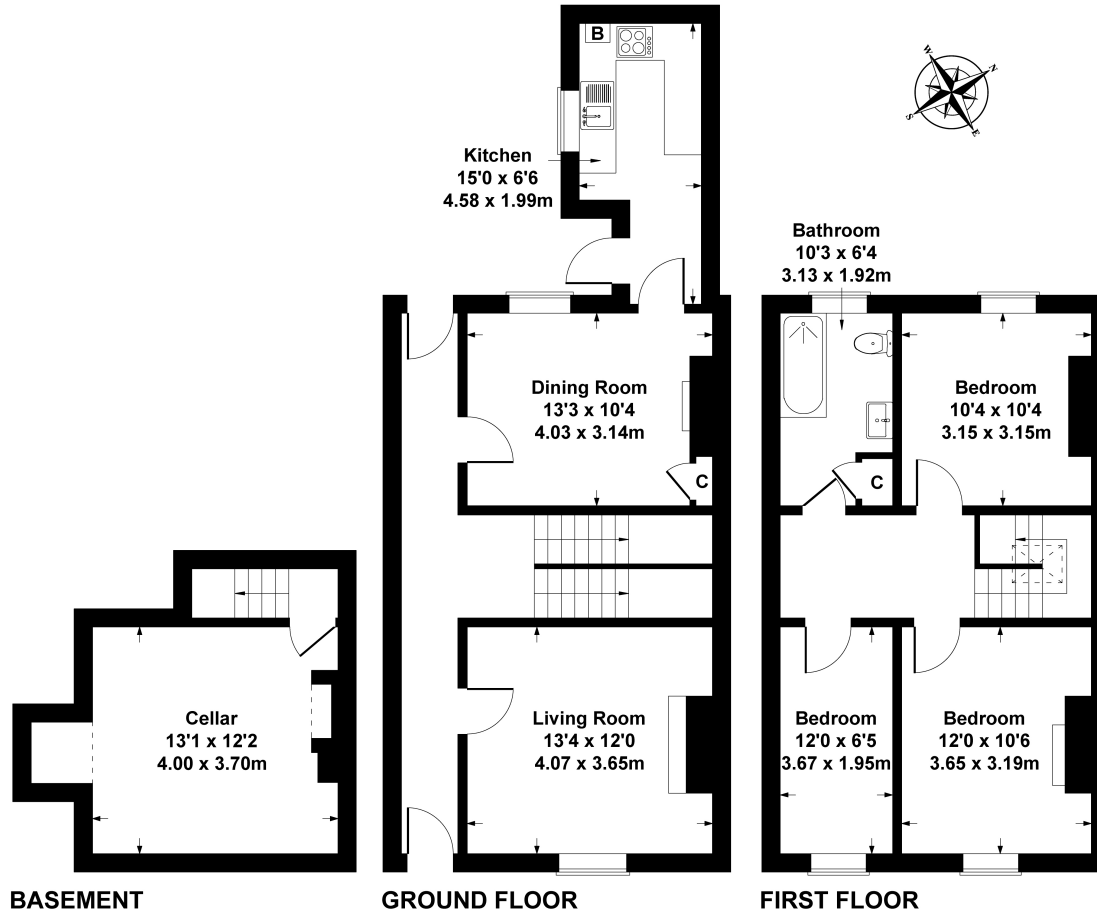
### **Situation**

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.

# 17 Henrietta St.

Approximate Gross Internal Area

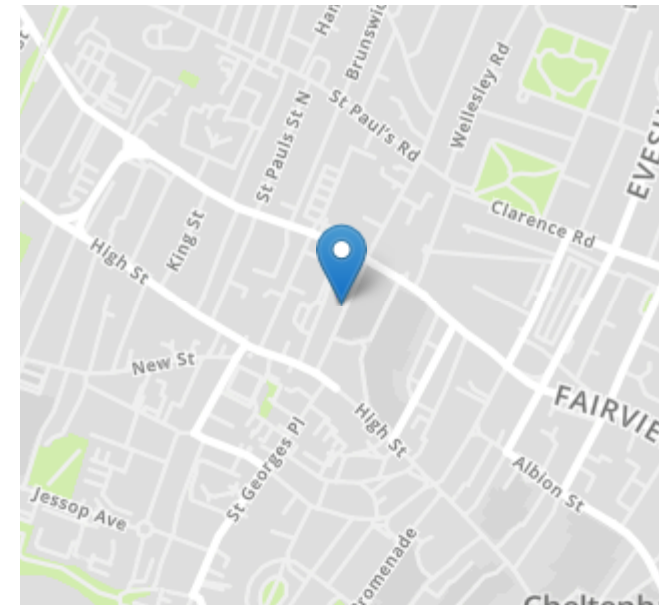
Main House : 1238 sq ft - 115 sq m



## 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. 2025



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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