

Montpellier

 Nick
GRIFFITH
ESTATE AGENTS

Montpellier

Lansdown Terrace Lane, Cheltenham, GL50 2JU

£300,000 Freehold

A stylish 2 bedroom, end of terrace town house with a small courtyard, situated in this quiet backwater.

NO ONWARD CHAIN • entrance hall • open plan kitchen/dining/living room • 2 double bedrooms • shower room • courtyard • gas central heating • double glazing • permit parking

Description

A recently converted town house, offering stylish living in this highly sought after location, a few moments from the bars and restaurants of Montpellier. The beautifully presented accommodation includes an entrance hall, and an open plan kitchen/dining/living room with sliding doors opening to the rear courtyard. Upstairs, there are 2 good size bedrooms both with fitted wardrobes, and a shower room. The property further benefits from gas central heating (underfloor heating on the ground floor), double glazing, permit parking, and is offered for sale with no onward chain.

Further Information:

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

Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE - There is no longer a pedestrian access into the courtyard.





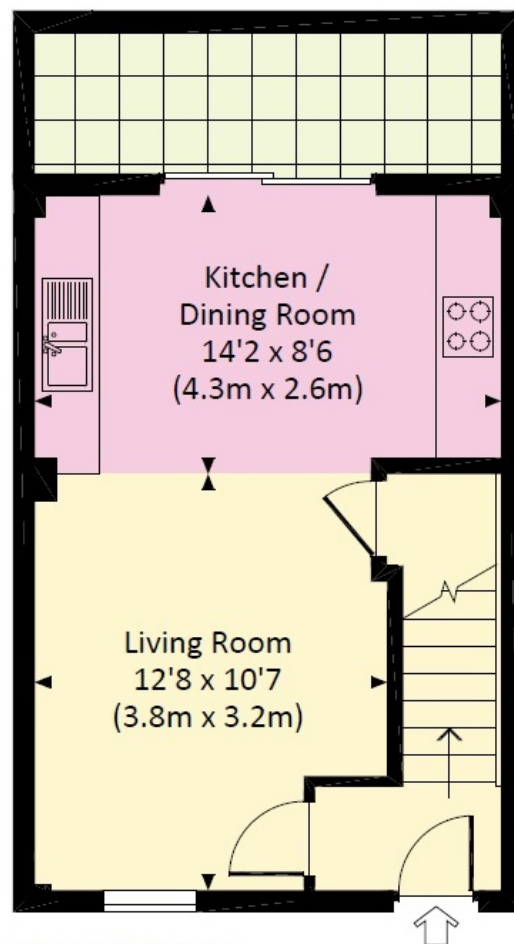
Situation

Lansdown Terrace Lane is well placed for walking to the boutiques, restaurants, and wine bars in the fashionable Montpellier area, and also Waitrose, the train station, John Lewis and other shops. There are good parks close by, and several sporting and leisure facilities including the outdoor pool at Sandford Lido, racket sports, and racing at Prestbury Park Racecourse. Cheltenham is well placed for access to the M5, A417 and the M4. There are direct train services to London Paddington and other major cities from Cheltenham Spa.

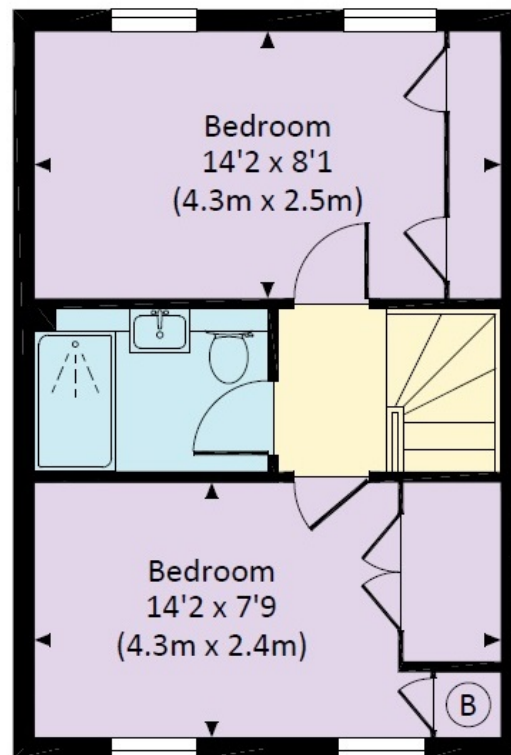
LANDSDOWN TERRACE LANE, CHELTENHAM, GL50

Approx. gross internal area

598 Sq Ft. / 55.5 Sq M.

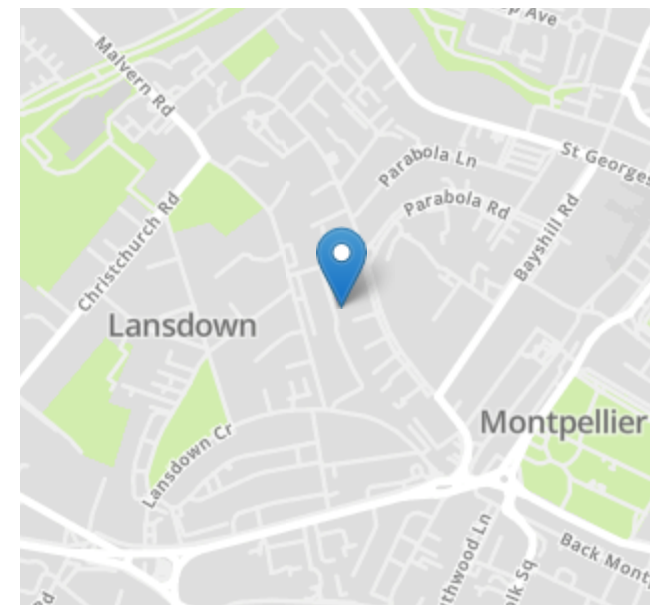


GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.