



Henrietta Street

 Nick
GRIFFITHS
ESTATE AGENTS

Henrietta Street

Cheltenham, GL50 4AA

£210,000 Freehold

A Grade II listed, period, 3 bedroom, town house in central Cheltenham, requiring work with no onward chain.

NO ONWARD CHAIN • living room • kitchen • unconverted cellar • store room • 3 bedrooms • bathroom • residents permit parking • town garden

Description

This well proportioned, 3 bedroom, town house requires modernisation and offers a great opportunity to create a beautiful home. 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 and a good size kitchen overlooking the rear garden. On the first floor, there are 3 bedrooms and a bathroom. There is also an unconverted basement. Externally, there is a west facing town garden with a patio area and some lawn, and a store room. The property is eligible for permit parking and offered for sale with no onward chain. Cheltenham Borough Council Tax Band A.

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

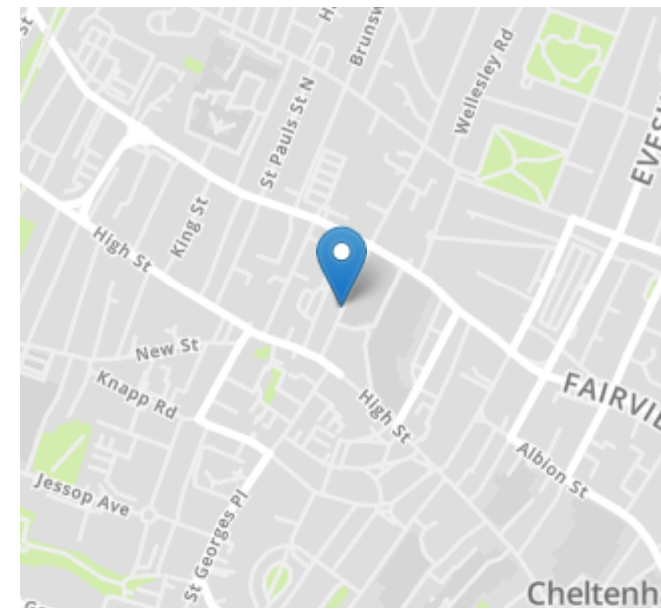
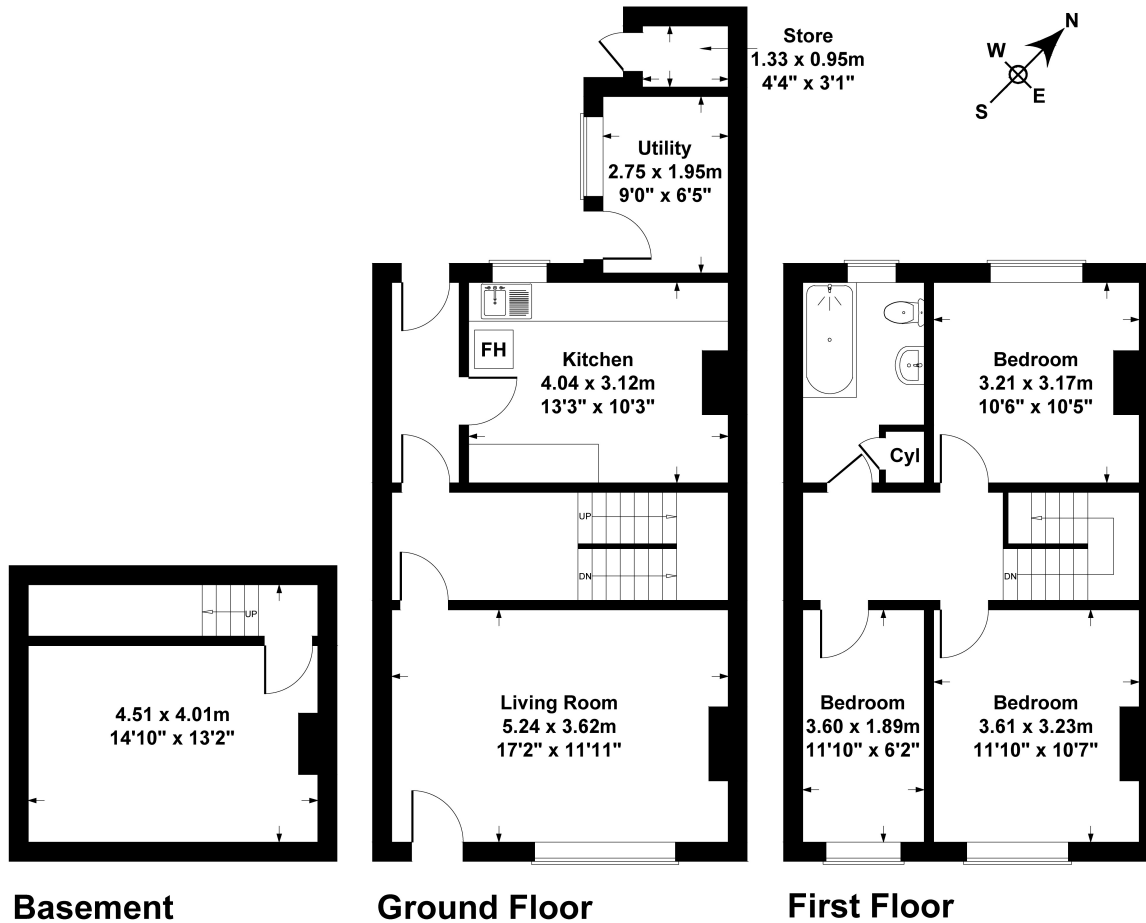




Situation

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.

Approximate Gross Internal Area
117 sq. metres (1259 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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