



Victoria Terrace

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ESTATE AGENTS

Victoria Terrace

Cheltenham, GL52 6BN

£725,000 Freehold

An extended and character filled 3 storey town house with a lovely garden, situated in this highly regarded no-through road.

Reception Hall • living room • dining room • kitchen/breakfast/family room • home office/playroom • cloakroom • 3 bedrooms • bathroom • lovely garden • gas central heating & double glazing • residents permit parking • character features

Description

An attractive period town house which has been extended, creating versatile family living space close to the town centre. The beautifully presented accommodation includes a reception hall, south facing living room with feature fireplace, dining room, and a magnificent kitchen/breakfast/family room with fully retractable bi-folding doors opening out to the rear garden. On the lower ground floor is a home office/playroom (currently used as a bedroom), and a cloakroom. Upstairs, there is an impressive mezzanine level bathroom and 3 first floor bedrooms. Outside, there is a wrought iron railed frontage and a lovely landscaped rear garden with seating and lawned areas. The property further benefits from gas central heating and residents permit parking.

Further Information:

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



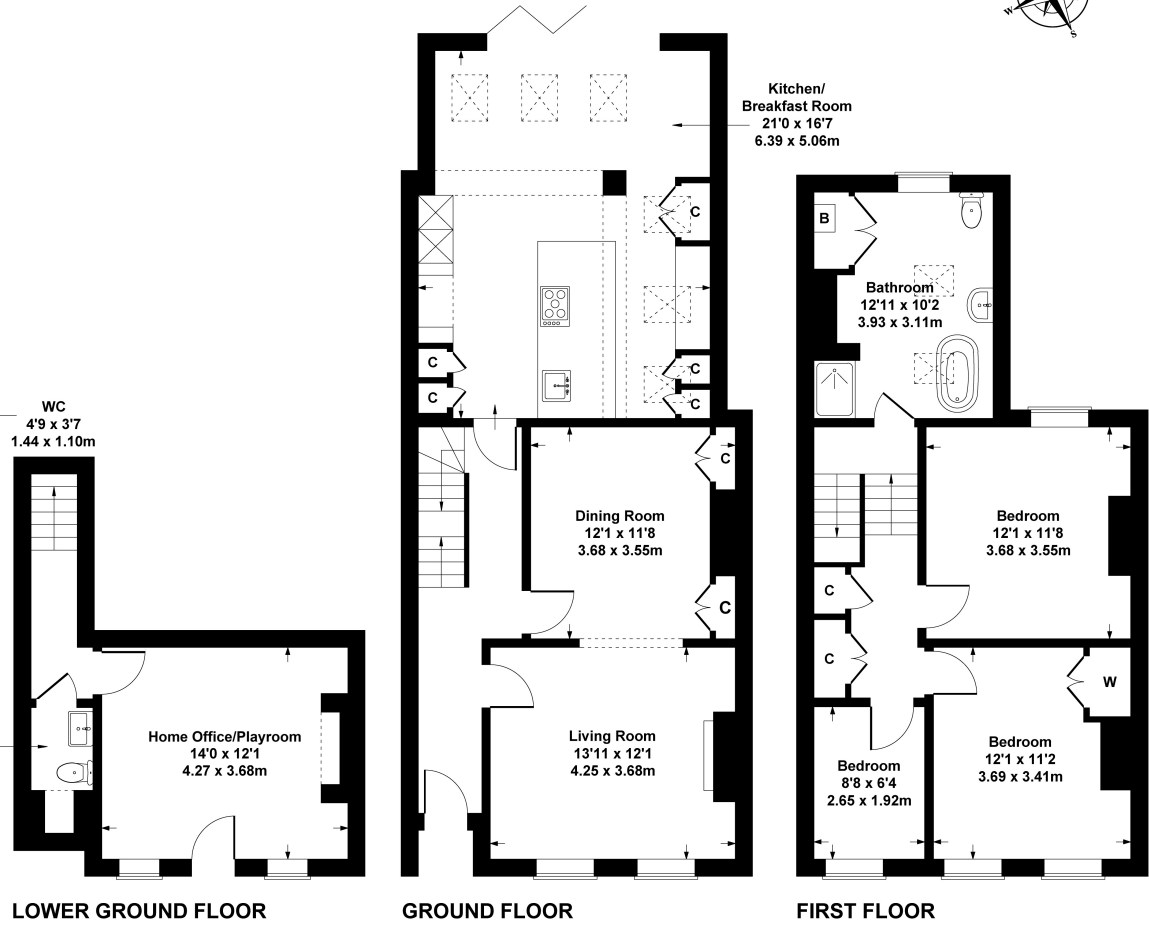


Situation

Victoria Terrace is just a short walk from the town centre, Sandford Park, and the Lido. 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.

22 Victoria Terrace

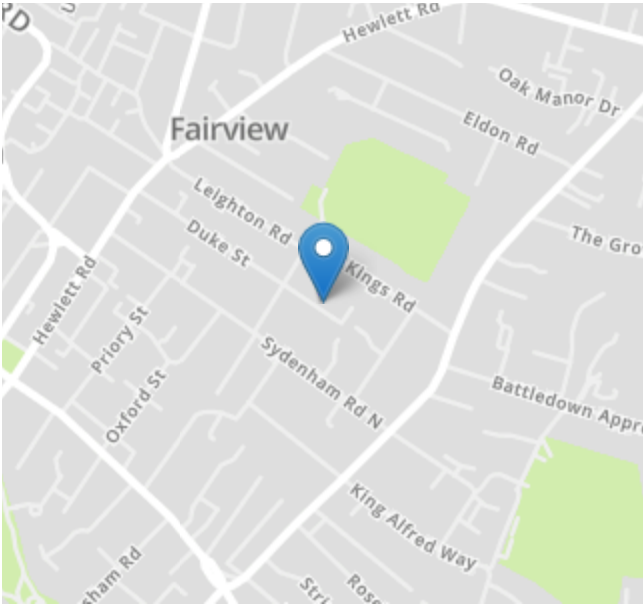
Approximate Gross Internal Area
1593 sq ft - 148 sq m



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+) A		
(81-91) B		85
(69-80) C	70	
(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	

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