



Victoria Terrace

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ESTATE AGENTS

Victoria Terrace

Cheltenham, GL52 6BN

£675,000 Freehold

An extended, and beautifully presented, 3 bedroom town house, situated in this sought after no-through road close to the town centre.

NO ONWARD CHAIN • Reception hall • living room • dining room • kitchen/breakfast room • home office/family room • 3 bedrooms • 2 bath/shower rooms • town garden • residents permit parking • gas central heating • character features

Description

A classic period town house, situated in this attractive terrace a short walk from Sandford Park, The lido and the town centre. The very well presented accommodation includes a reception hall, living room with feature fireplace, dining room also with feature fireplace, and an extended and refitted kitchen/breakfast room with doors to the rear garden. On the lower ground is a home office/family room and a shower room. Upstairs, there are 3 bedrooms, a family bathroom, and a separate WC. Outside, there is a wrought iron railed frontage and a lovely enclosed and private town garden. The property further benefits from gas central heating, residents permit parking, and a number of fine character features.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

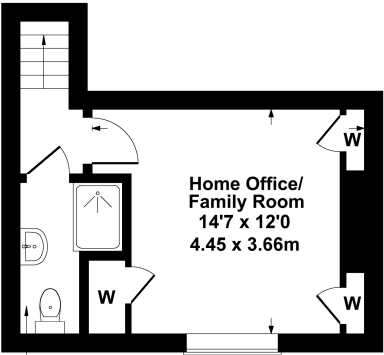
Victoria Terrace is just a short walk from the town centre, Sandford Park, and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

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Approximate Gross Internal Area
1475 sq ft - 137 sq m

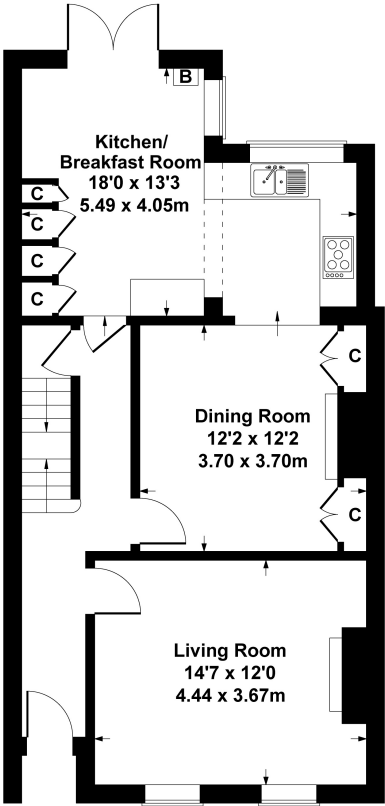


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

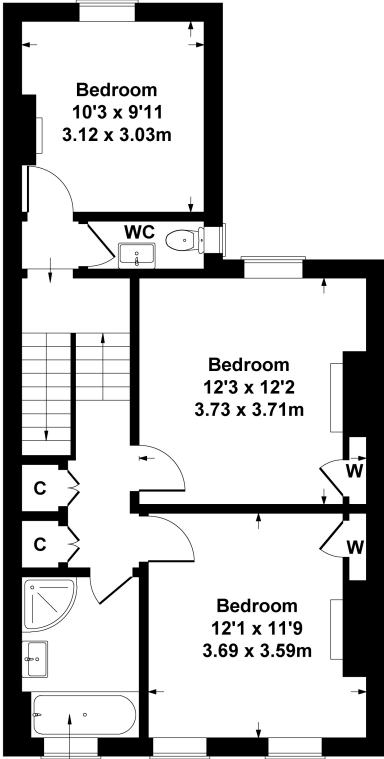


Shower Room
8'1 x 5'6
2.47 x 1.67m

LOWER GROUND FLOOR



GROUND FLOOR



Bathroom
8'8 x 6'4
2.63 x 1.92m

FIRST FLOOR

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.

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