



Montpellier

 Nick  
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ESTATE AGENTS

# Montpellier

Lansdown Terrace Lane, Cheltenham, GL50 2JU

£375,000 Freehold

An impressive 2 bedroom mews house, situated in this fashionable backwater close to Montpellier.

NO ONWARD CHAIN • entrance hallway • open plan kitchen/living/dining area • utility room • 2 generous bedrooms • en suite shower room & bathroom • gas central heating • double glazing • sought after location

## Description

A stylish 2 bedroom mews house, just a short walk from Montpellier and The Promenade. This individual property is beautifully presented throughout with light and airy accommodation arranged over two floors. The welcoming hallway provides access to the utility room with a door leading to the rear, 2 good size bedrooms with en suite shower room to the principal bedroom, and a family bathroom. On the first floor, there is an impressive, light and airy, open plan kitchen/living/dining room with a range of matching kitchen units to incorporate a breakfast bar, dual aspect windows and ample table space. Further benefits include gas central heating, double glazing, rear courtyard space (neighbouring property has vehicular right of access over a strip of land at the rear to access their property), permit parking, and 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. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





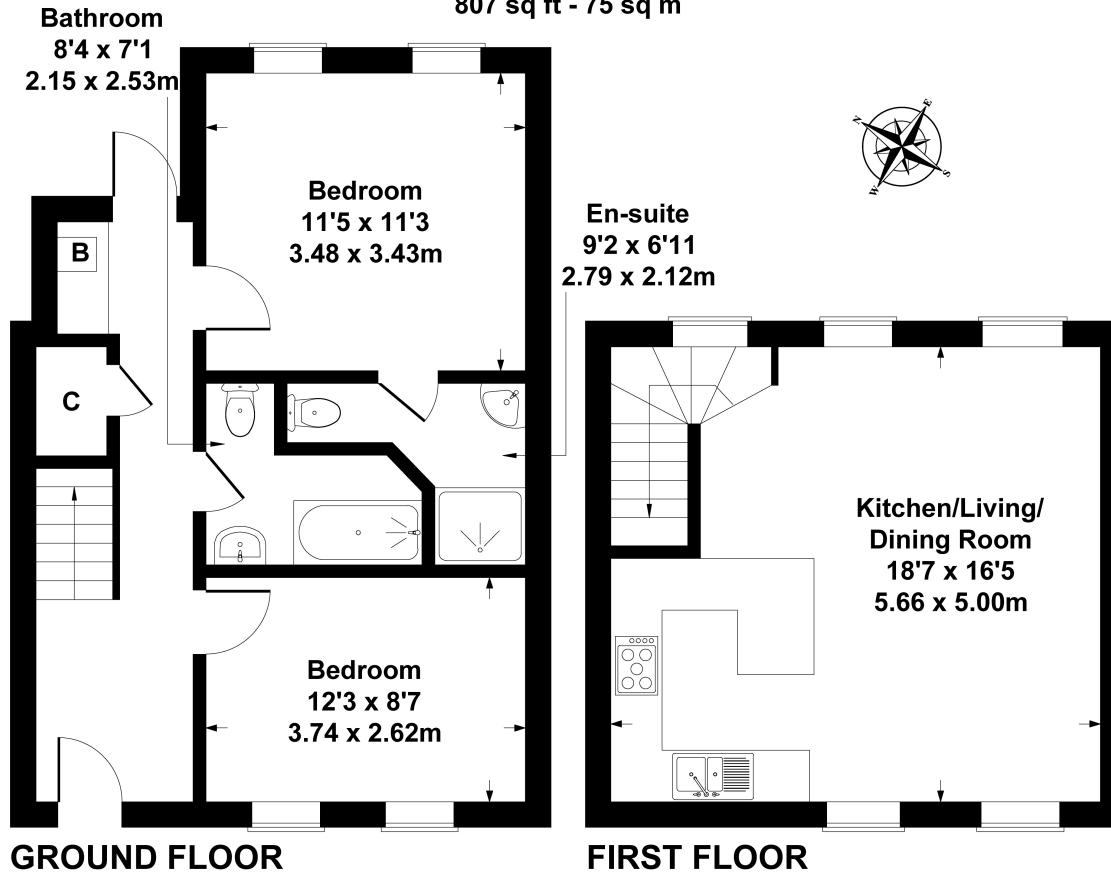


### Situation

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.

# 4 Lansdown Terrace Lane

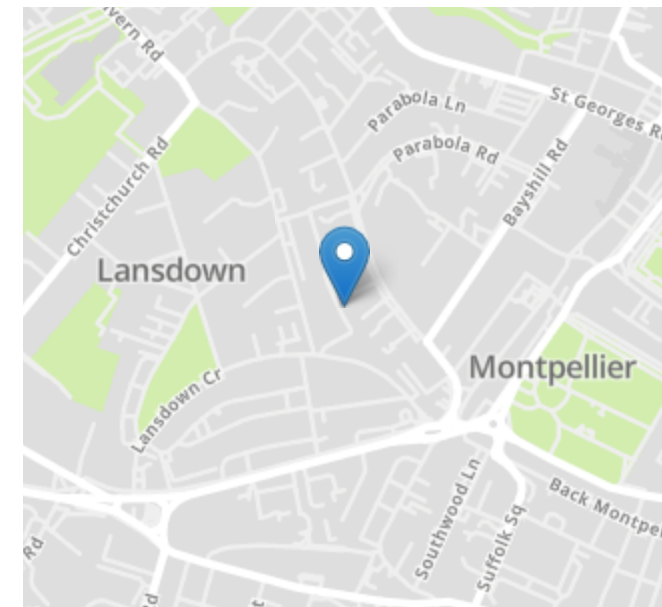
Approximate Gross Internal Area  
807 sq ft - 75 sq m



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>		86
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(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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