



The Park

26

 Nick
GRIFFITHS
ESTATE AGENTS

The Park

Lauriston Park, Cheltenham, GL50 2QL

£525,000 Freehold

A very well presented, 3 bedroom, 3 storey, town house with a garage and garden office, situated in this sought after location.

Reception hall • first floor living room • dining room • kitchen/breakfast room • utility & cloakroom • conservatory • 3 double bedrooms • 2 bath/shower rooms • landscaped garden • garden office • garage & parking • gas central heating & double glazing • bike/bin store

Description

Situated in a no-through road and backing onto playing fields, this town house offers versatile living space over 3 floors. The accommodation includes a reception hall, bay fronted dining room, kitchen/breakfast room with a range of integrated appliances, utility room, cloakroom, and a conservatory. Upstairs there is a first floor living room, 3 good size double bedrooms, and 2 bath/shower rooms, the master bedroom with ensuite. Outside there is a single garage, off-road parking, an enclosed landscaped rear garden, and a fantastic garden office with adjoining bike/bin store. The property further benefits from gas central heating, double glazing, and enjoys a lovely outlook at the rear overlooking Bournside School playing fields. Cheltenham Borough Council Tax Band D.



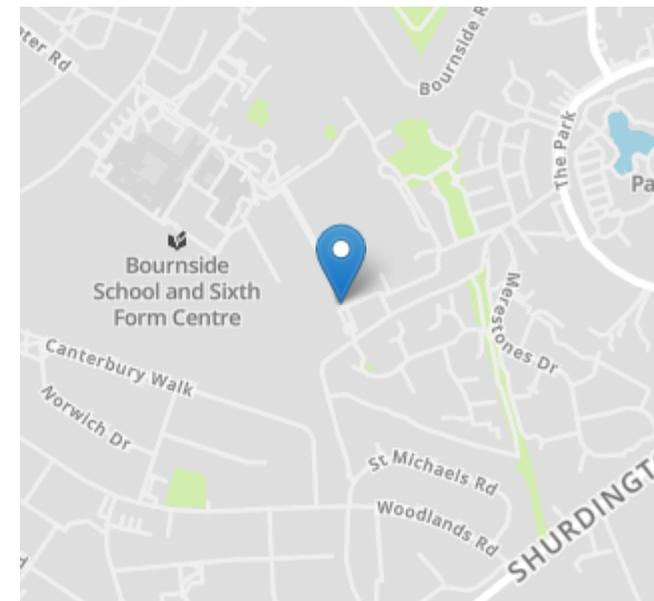
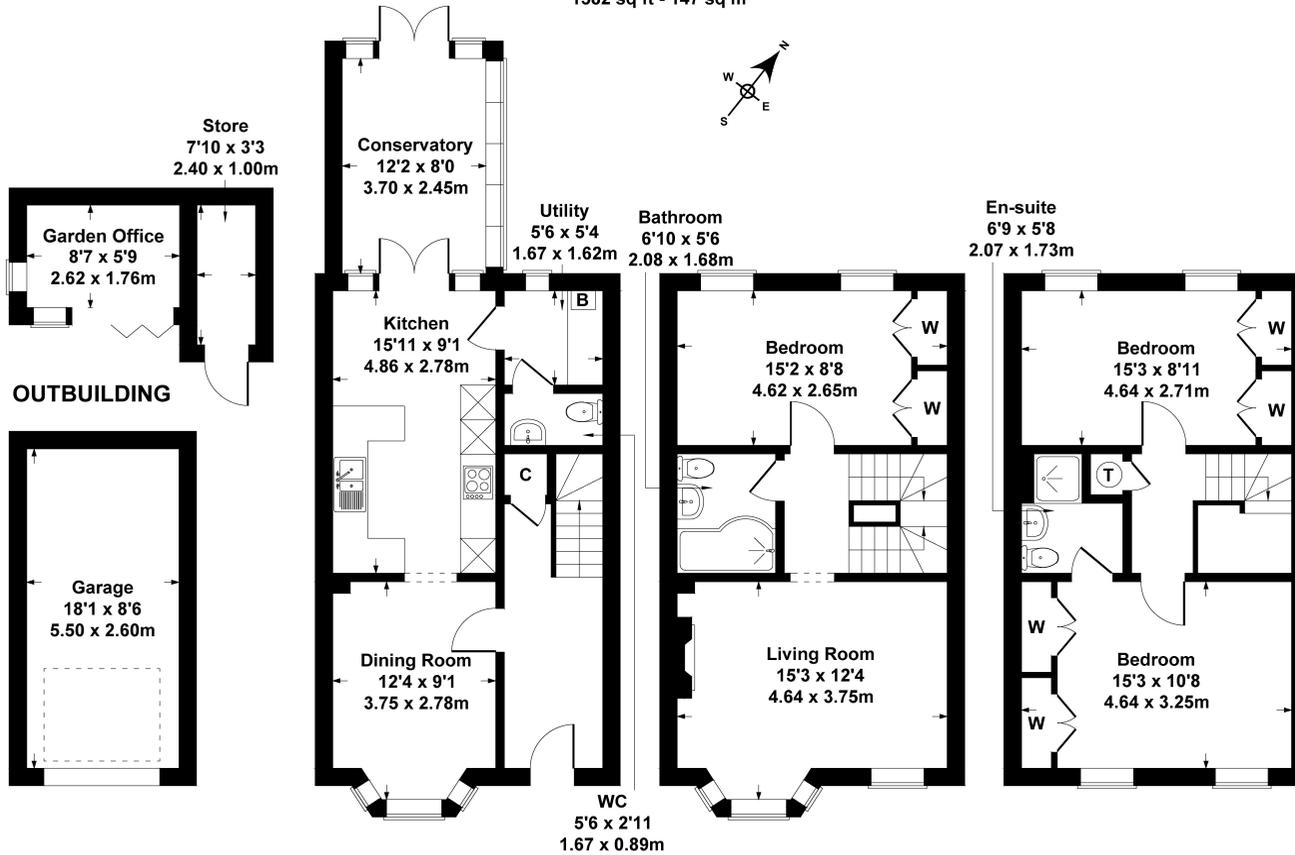


Situation

A highly regarded residential location, close to excellent primary and secondary schools, Hatherley Park, and a host of amenities found in Tivoli Parade, Bath Road and Montpellier. 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

26 Lauriston Park

Approximate Gross Internal Area
1582 sq ft - 147 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(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	

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. 2023

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.