



Great Norwood Street



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Cheltenham, GL50 2BH

£425,000 Freehold

A charming 2 bedroom town house with a courtyard garden, situated in this prime location close to Montpellier and the vibrant Bath Road.

Reception hall • living room • dining room • kitchen • 2 double bedrooms • bathroom • loft room • courtyard garden • gas central heating • grade II listed • character features

Description

An attractive Grade II listed town house which has retained a number of characterful features true to the period. The well presented accommodation includes a reception hall, living room with feature fireplace with inset wood burner, dining room with doors to the rear, and a kitchen with a range of integrated appliances. Upstairs, there are 2 good size double bedrooms, a bathroom, and a loft room which is currently used as a home office. Outside, there is a pretty wrought iron railed frontage and a small private courtyard garden at the rear.

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.



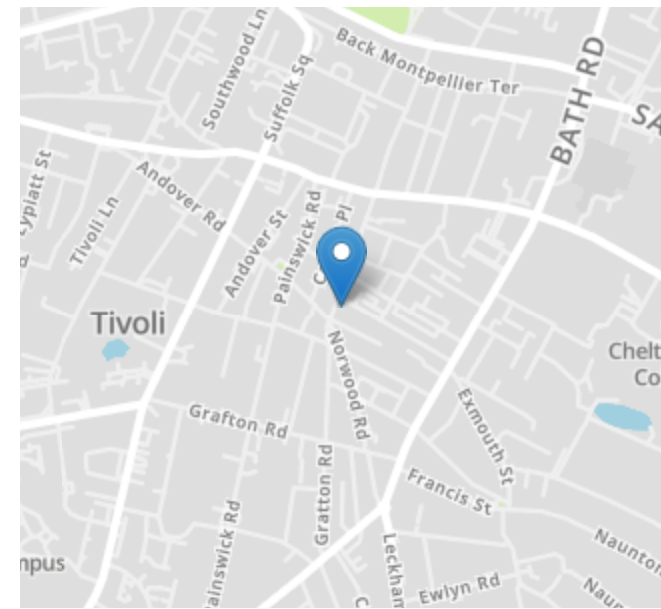
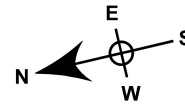
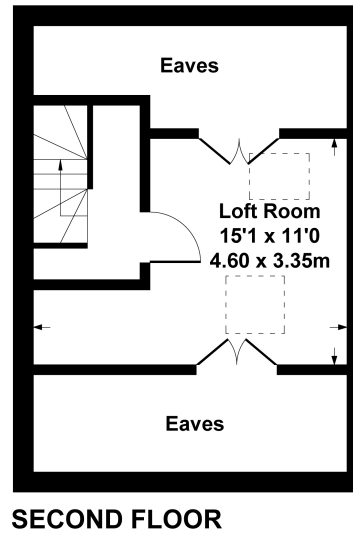
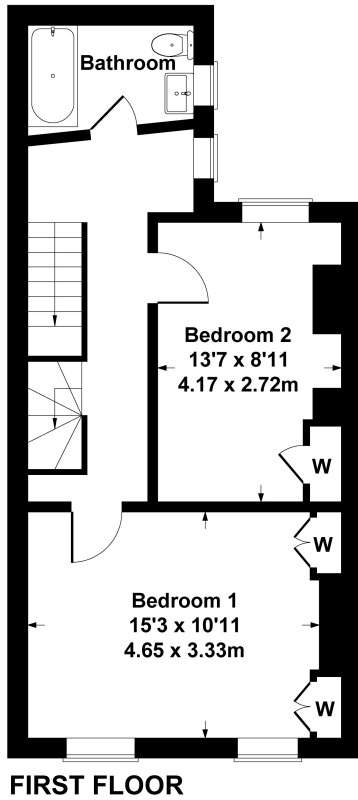
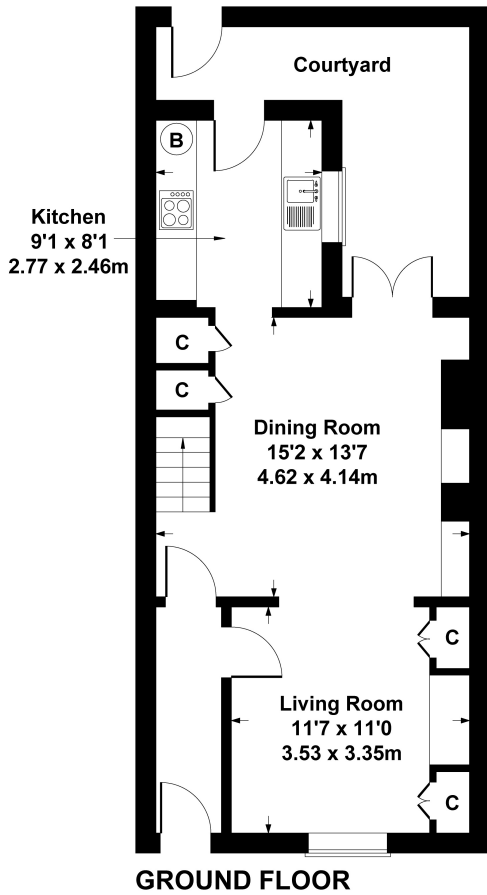


Situation

Nestled in the heart of The Suffolks within a short stroll of Montpellier, Tivoli Parade and Bath Road. 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.

32 Great Norwood St

Approximate Gross Internal Area
1098 sq ft - 102 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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