



PLANNED
LAWYER
SOLUTIONS

The Suffolks

 Nick
GRIFFITH
ESTATE AGENTS

The Suffolks

Chapel Lane, Cheltenham, GL50 2AR

£339,950 Freehold

A beautifully presented 2 bedroom, period town house, located along this quiet backwater, within walking distance of excellent local amenities and the town centre.

BEAUTIFULLY PRESENTED PERIOD PROPERTY • entrance hall • living room • bespoke fitted kitchen • modern bathroom • 2 bedrooms • pretty courtyard garden • sought after location

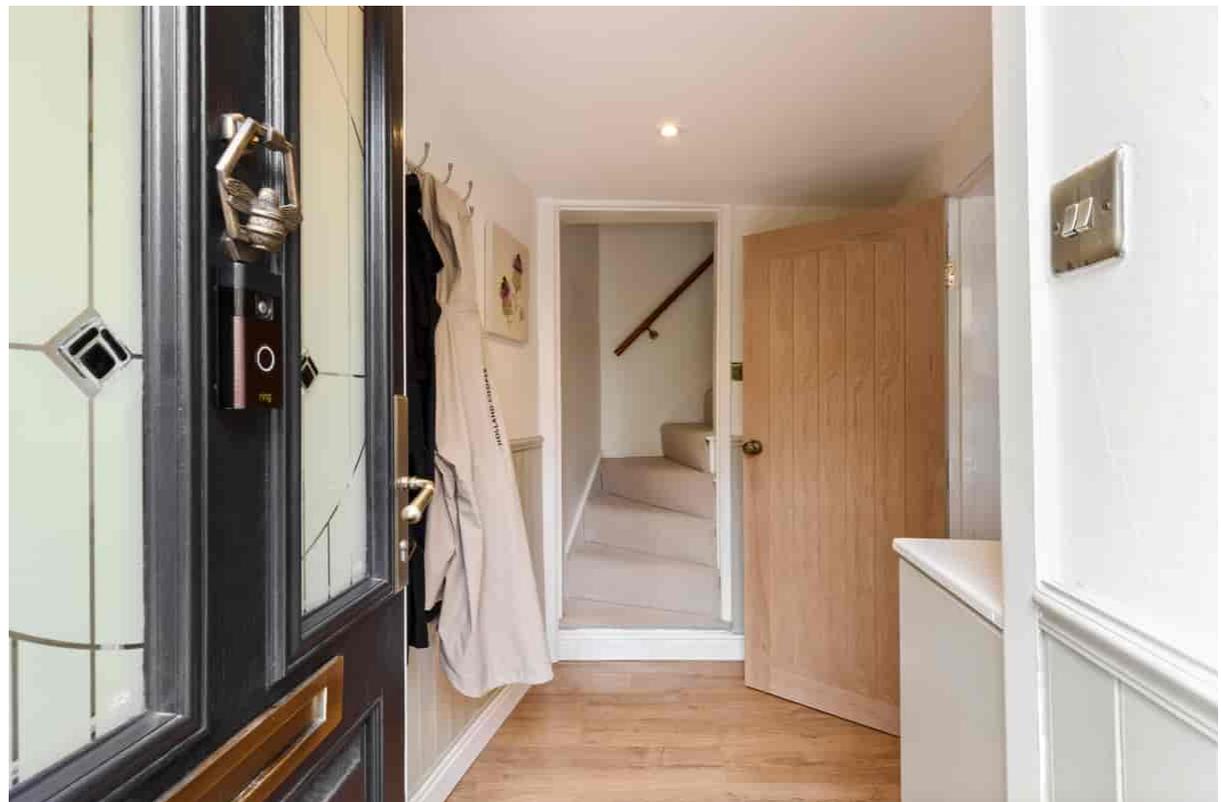
Description

This charming 2 bedroom cottage, situated just off Great Norwood Street in the much sought after area of The Suffolks, has been sympathetically modernised by the current vendors to create a beautiful period home. The stylish accommodation includes an entrance hallway, and a living room with feature fireplace and dual aspect windows with bespoke fitted shutters. The impressive luxury fitted kitchen was crafted by a local company with matching units including a larder cupboard, pull-out corner shelves and bin storage, quartz worksurfaces/upstands, and quality built-in appliances. The attractive refitted bathroom is also situated on the ground floor. Upstairs, there are 2 bedrooms, one with a fitted wardrobe. Outside, there is a pretty south facing courtyard garden with a raised planted border, useful garden store/shed, outside tap, lighting, and a covered area ideal for outdoor dining. Further benefits include gas central heating, majority double glazing, and the installation of an 'Enviro-Vent' ventilation system.

Further Information:

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





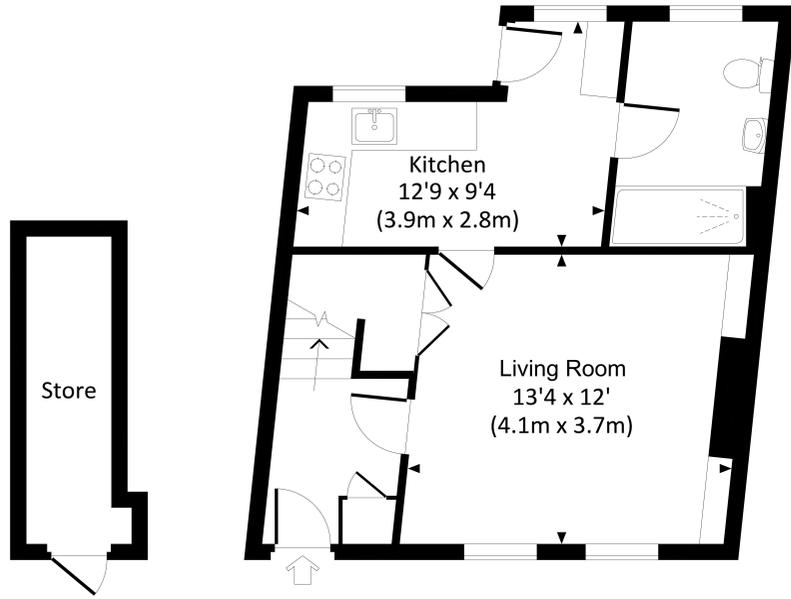
Situation

Situated just off Great Norwood Street, close to a range of excellent shops, cafes and pubs. Nearby are some of Cheltenham's best primary and secondary schools including St James Primary School, Naunton Park Primary, Leckhampton Primary, and The High School Leckhampton. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science and literature festivals throughout the year.

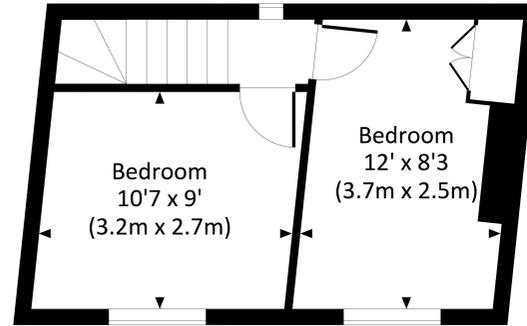
CHAPEL LANE, GL50

Approx. gross internal area 612 Sq Ft. / 56.9 Sq M.

Approx. gross internal area 658 Sq Ft. / 61.1 Sq M. Inc. Store

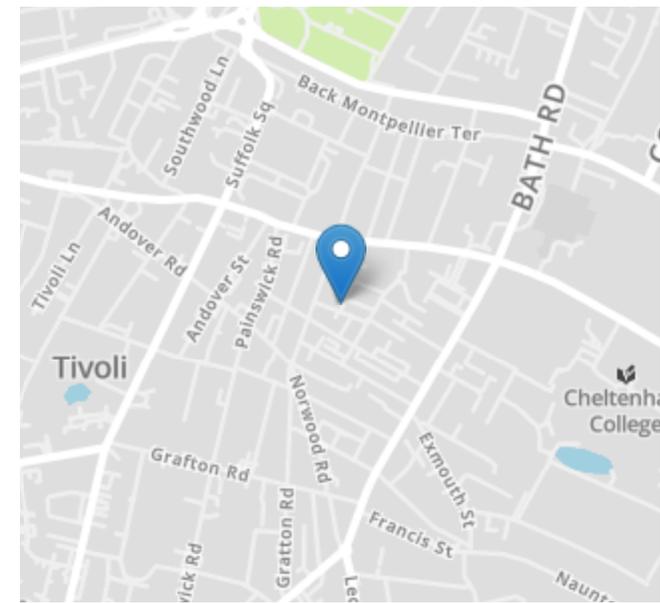


GROUND FLOOR



FIRST FLOOR

All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com - +44 7793 974 209



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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