



Gloucester Road

Nick GRIFFITH
for sale
0117 919 9999
0117 919 9999

Nick
GRIFFITH
ESTATE AGENTS

Gloucester Road

Cheltenham, GL51 8NZ

£295,000 Freehold

A very well presented 2 double bedroom town house with a lovely garden, just a short walk from the town centre and the railway station.

Entrance hall • living room • family room • kitchen • downstairs cloakroom • 2 double bedrooms • bathroom • garden with rear access • gas central heating • double glazing • cellar rooms • residents permit parking

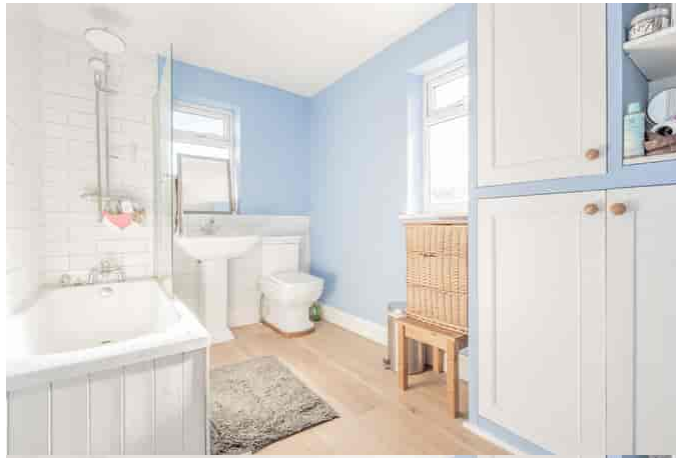
Description

A charming period terrace town house, situated in this convenient central location. The very presented accommodation includes an entrance hall, living room, family room with feature fireplace, kitchen with door to the rear garden, and a downstairs cloakroom. Upstairs, there are 2 good size double bedrooms and a generous bathroom with shower over the bath. There are also 2 unconverted cellar rooms. Outside is a small enclosed front garden, and a lovely landscaped rear garden with lawn, seating area and gated pedestrian rear access from Old Millbrook Terrace. The property further benefits from gas central heating, double glazing, and residents permit parking.

Further Information:

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



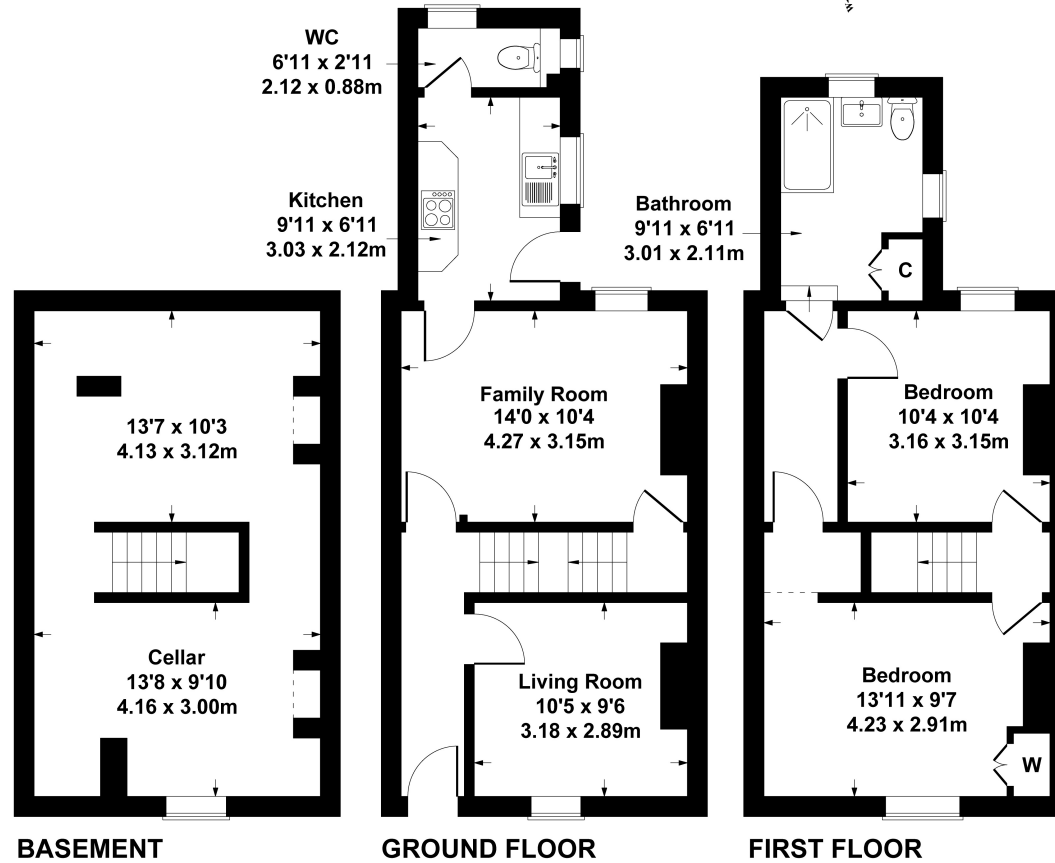


Situation

Situated with easy access to the railway station, the town centre, GCHQ, and major road links. 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.

74 Gloucester Rd

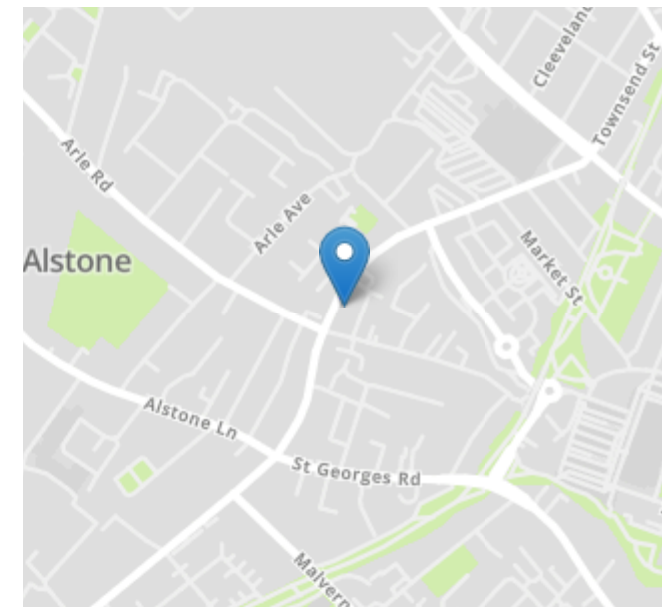
Approximate Gross Internal Area
House : 1162 sq ft - 108 sq m
Total : 1162 sq ft - 108 sq m



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+) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.