



Queens Retreat

 Nick
GRIFFITHS
ESTATE AGENTS

Queens Retreat

Cheltenham, GL51 8NT

£275,000 Freehold

A charming 2 bedroom, period town house, situated in this no-through road, within easy walking distance of the railway station and town centre.

NO ONWARD CHAIN • reception hall • 22ft living/dining room • kitchen • spacious bathroom • 2 double bedrooms • west facing garden • close to excellent amenities • gas central heating • permit parking

Description

A spacious, 2 bedroom, mid terraced town house, located within this popular no-through road, offered for sale with no onward chain. The well proportioned accommodation comprises a welcoming entrance hall, which leads to the c. 22'10" living/dining room with dual aspect and staircase leading to the first floor, and a modern kitchen with fitted wall and base units and a door leading to the enclosed rear garden. On the first floor, there are two double bedrooms and a spacious bathroom with white suite. Outside, there is an enclosed, westerly facing rear garden mainly laid to lawn with a decked area and rear pedestrian access. The property further benefits from gas central heating and partial double glazing. Cheltenham Borough Council Tax Band B. The owner of this property is related to an employee of Nick Griffith Estate Agents.

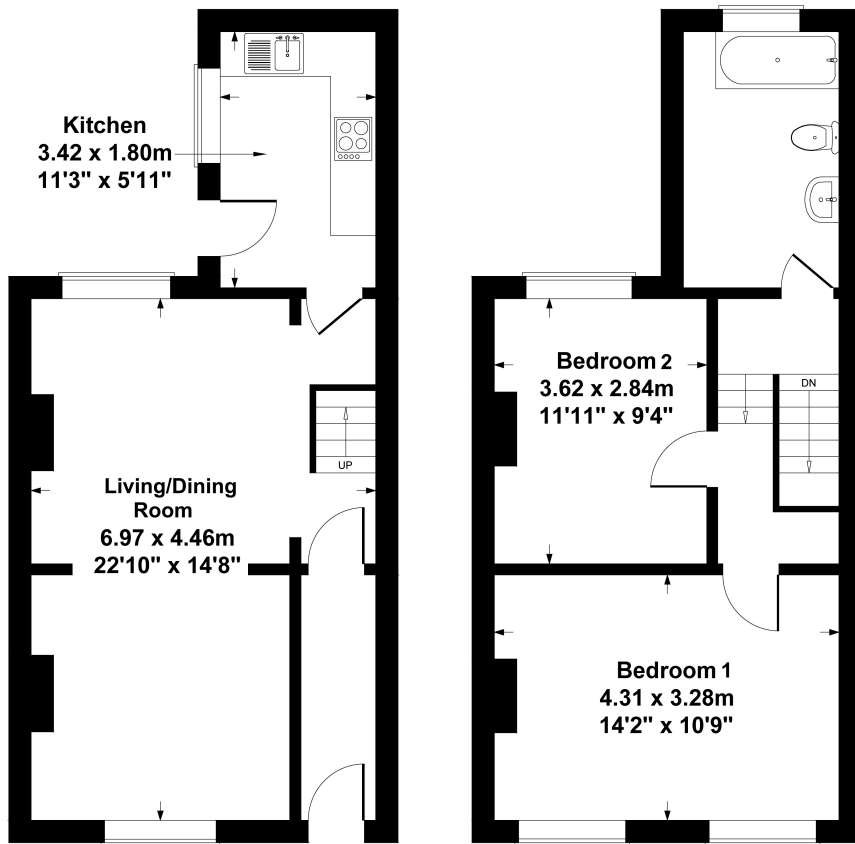
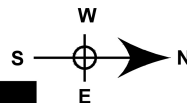




Situation

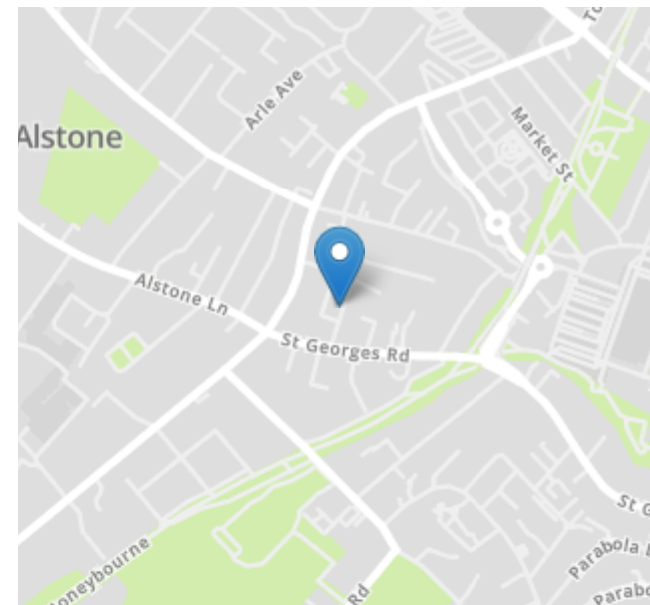
Just off St Georges Road with easy access to the railway station, the town centre, GCHQ, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area
79 sq. metres (850 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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