



St Lukes Place

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Cheltenham, GL53 7HS

Guide Price £475,000 Freehold

A unique 3 bedroom, detached bungalow, situated a good size plot adjoining Sandford Park, and offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • living room • kitchen • family room • 3 bedrooms • bathroom • 2 loft rooms • gas central heating • large garden

Description

An individual single storey property, situated in a large garden on the perimeter of Sandford Park with potential to reconfigure/extend (with the relevant consents). The property, which is now in need of updating, includes a reception hall, living room with feature fireplace, kitchen, a lovely garden/family room opening to the rear garden, 3 good size bedrooms, and a bathroom. There are also 2 large loft rooms accessed via a retractable ladder. Outside, the mature enclosed garden offers endless opportunities for the keen gardener and includes a summerhouse and large workshop/shed. The property further benefits from gas central heating and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband ADSL connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. PLEASE NOTE - This property flooded in 2007 - since then extensive flood alleviation works in the area have been carried out and the property hasn't flooded since.

PLEASE NOTE - This property suffered subsidence from trees in the garden - works via an insurance claim were completed in 2024 and a certificate of structural adequacy is available.



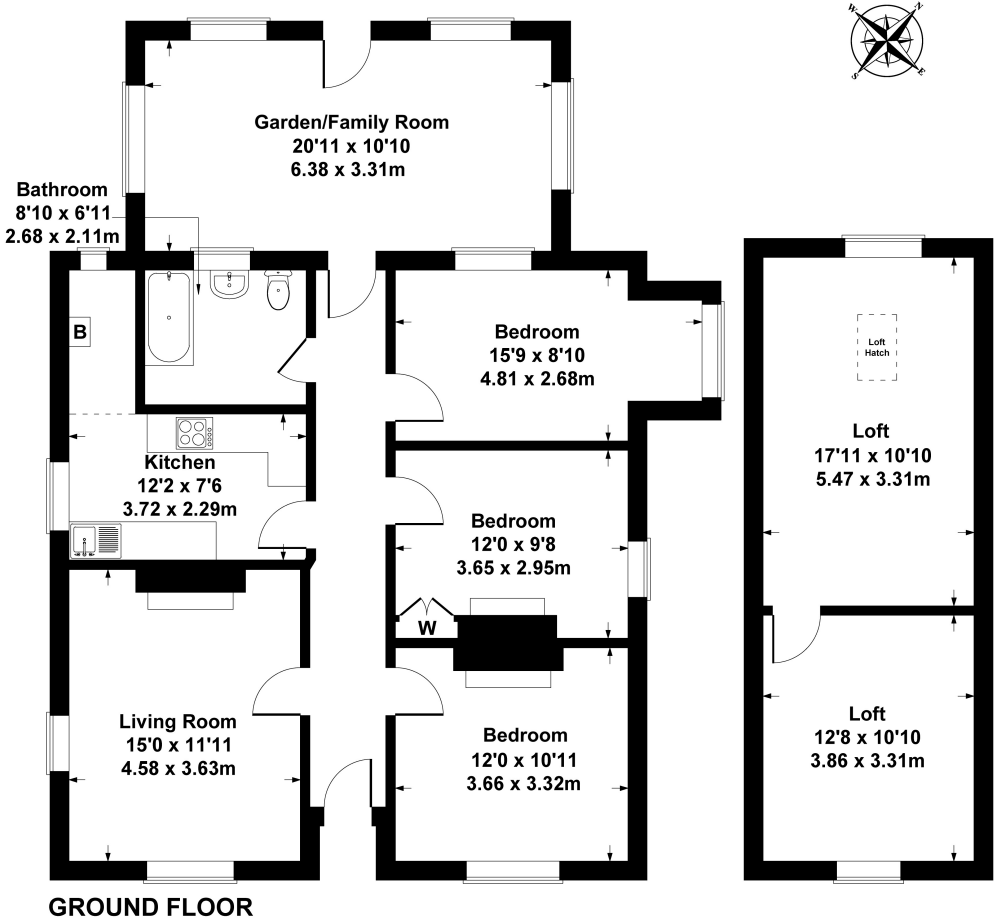


Situation

Situated in this popular and sought after location just a few hundred yards from the town centre, Montpellier, the hospital, and the Lido. 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.

Rosehurst, 1 St Lukes Place

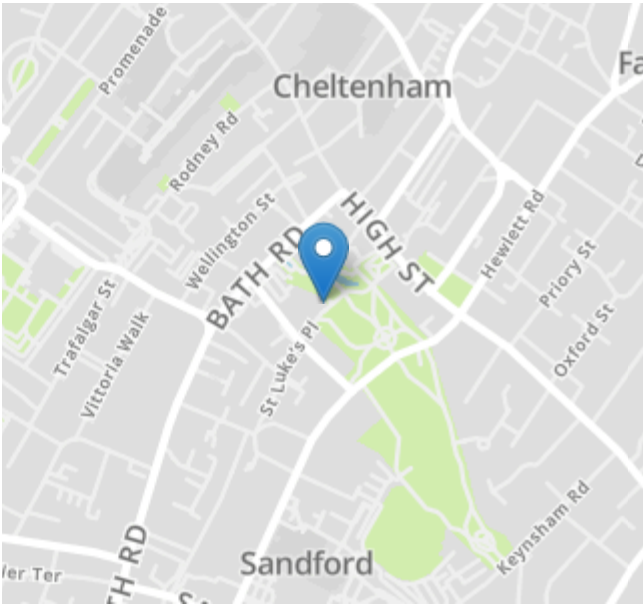
Approximate Gross Internal Area
1464 sq ft - 136 sq m



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		
(69-80) C		78
(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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