



Park Street



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Park Street

## Cheltenham, GL50 3NG

### £250,000 Freehold

A well proportioned, 2 double bedroom, period town house, situated in this backwater, just a short stroll to both the railway station and town centre.

NO ONWARD CHAIN • reception hall • living/dining room • family room/bedroom 3 • kitchen • bathroom • 2 double bedrooms • courtyard garden • gas central heating & double glazing

#### Description

A super opportunity to purchase this 2 double bedroom period town house, offering an ideal first time home or investment purchase. Situated within this central location, backing onto the Winstone Churchill Memorial Gardens, the accommodation includes a reception hall, dining room (currently used as bedroom 3), and living room with feature fireplace (may not be in working order) and door leading into the rear garden. The fitted kitchen has a range of units and access into the ground floor bathroom. On the first floor, there are 2 good sized bedrooms. Outside, there is a low maintenance, enclosed courtyard garden which backs onto the park. The property also benefits from gas central heating and double glazing.

#### 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.



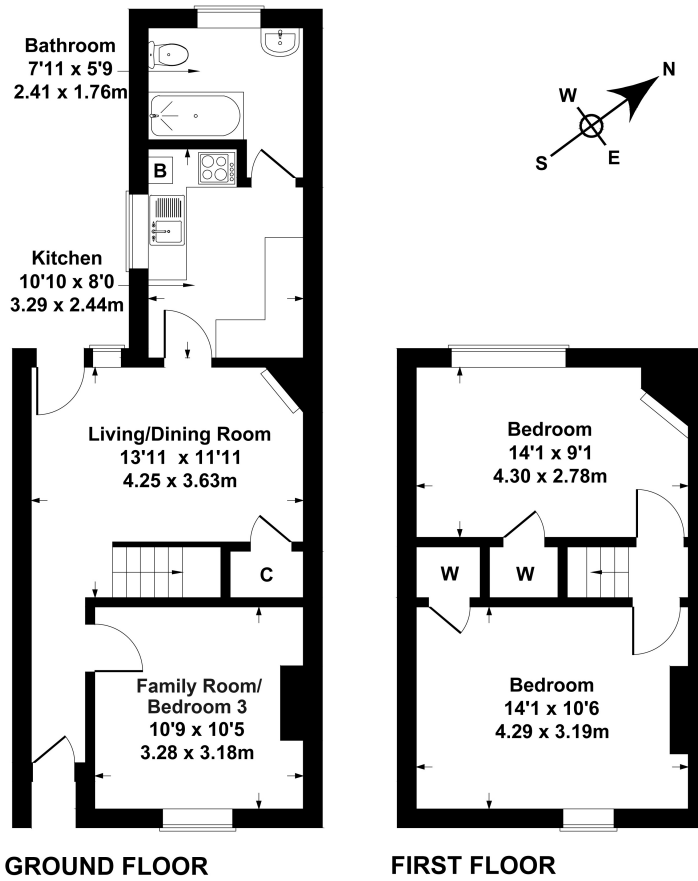


### Situation

Park Street is close to Waitrose and other well known supermarkets, the railway station, gym/fitness centre, and within a short walk of the town centre. 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, science, jazz, and literature festivals currently held in Imperial Gardens.

# 16 Park Street

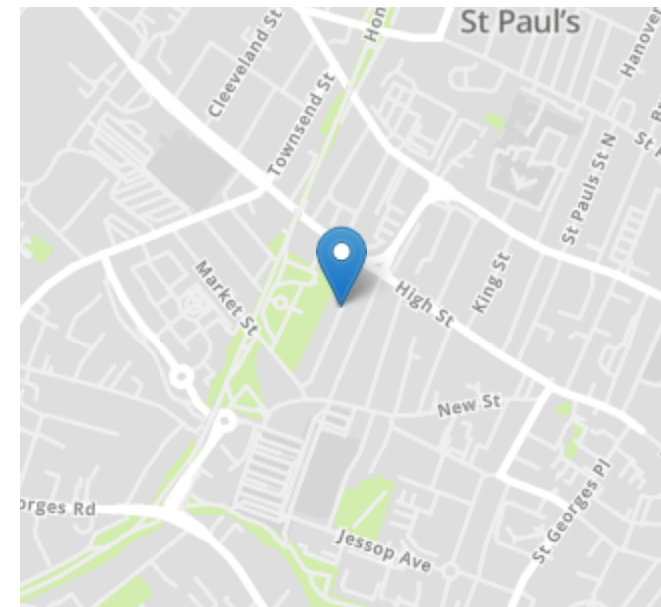
Approximate Gross Internal Area  
775 sq ft - 72 sq m



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+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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