



Henrietta Street



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Henrietta Street

Cheltenham, GL504AA

Guide Price £195,000 Freehold

**Grade II listed, period, 2 bedroom, town house requiring complete renovation with no onward chain.**

Grade II listed • no onward chain • reception hall • living room • dining room • kitchen • ground floor bathroom & WC • 2 double bedrooms • loft room • 2 cellar rooms • residents permit parking

## Description

This well proportioned, 2 bedroom, town house requires complete refurbishment throughout. Located minutes from the fashionable Brewery Quarter, there is an abundance of amenities on the doorstep. The accommodation includes a living room, dining room, kitchen, ground floor bathroom and separate WC. Upstairs there are 2 first floor double bedrooms and a loft room. There are also 2 unconverted cellar rooms. Externally, there is a west facing town garden. The property is eligible for permit parking and offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band B.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband & Telephone** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **Agents Note:** Due to the condition of this property, please take extra care when viewing and we do not advise bringing young children.

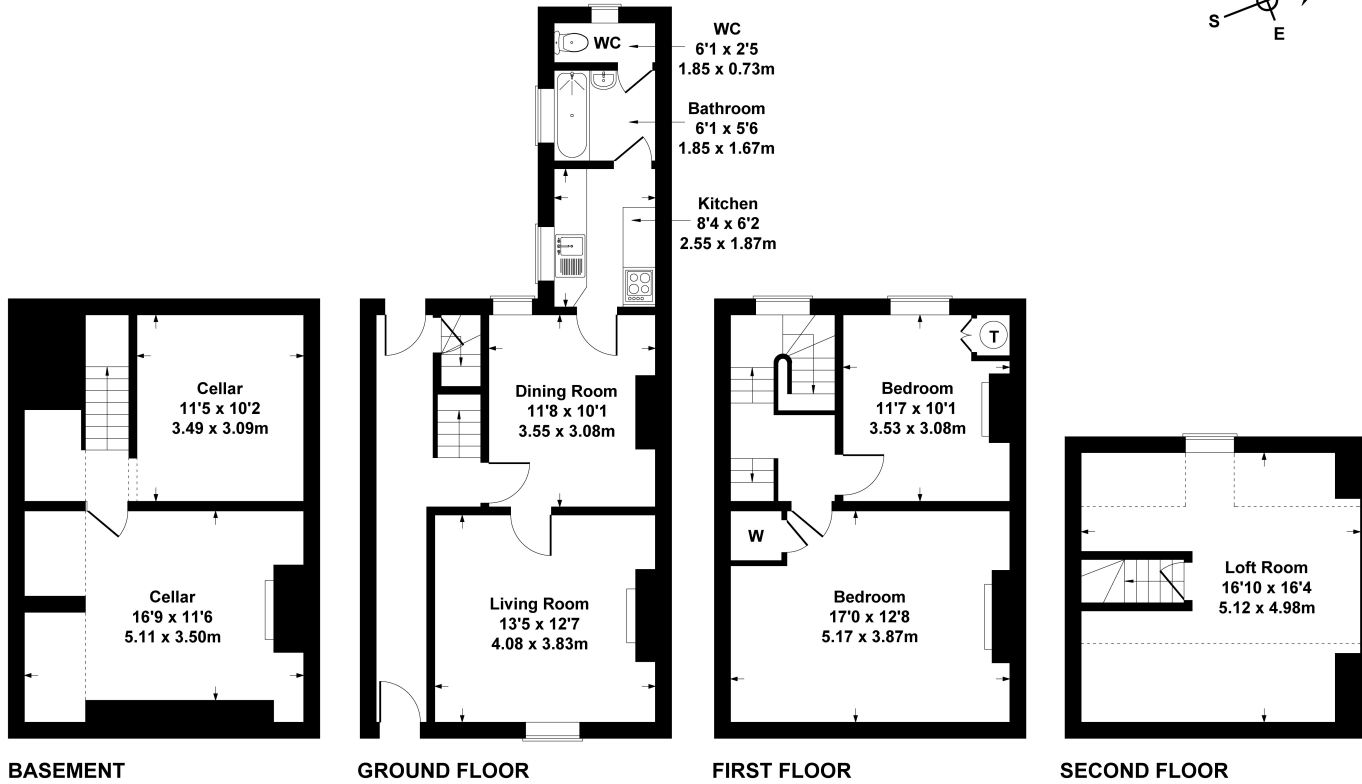
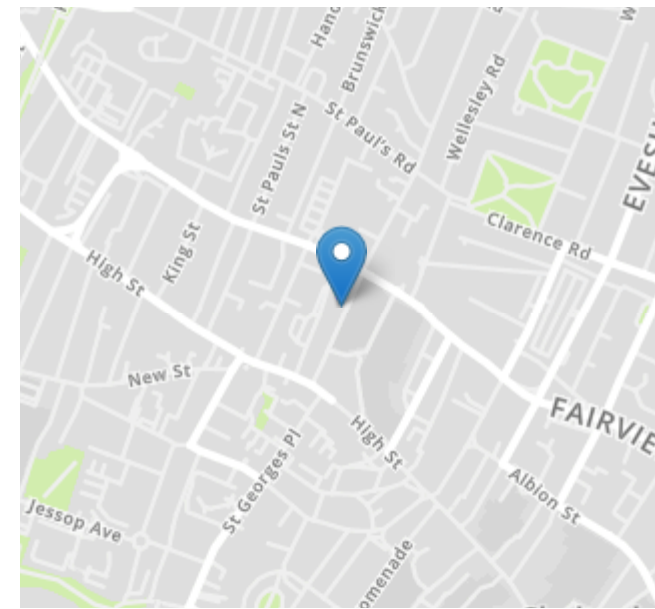
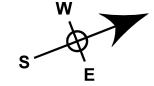




### **Situation**

A very convenient location close to the town centre, Brewery Quarter, and Pittville Park. 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.

**20 Henrietta St**  
 Approximate Gross Internal Area  
 1636 sq ft - 152 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		<b>75</b>
<b>C</b>		
(55-68)		
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)	<b>21</b>	
<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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