



Park Street



Nick
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ESTATE AGENTS

Park Street

Cheltenham, GL50 3NG

£339,950 Freehold

A beautifully presented, 3 bedroom, period town house, situated in this backwater just a short walk to both the railway station and town centre.

CHARACTERFUL TOWN HOUSE • reception hall • living room • open plan kitchen/dining room • modern bathroom • 3 bedrooms • cellar • courtyard garden • gas central heating & double glazing • central location

Description

A super opportunity to purchase this beautifully presented, 3 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, living room with feature log burner, and a dining room with ample table space and sliding patio doors to the courtyard garden. The modern kitchen has an attractive range of fitted units, space for a range cooker, a wine cooler, and access to the inner lobby/utility and ground floor bathroom. On the first floor, there are 3 good sized bedrooms. The useful basement is an ideal space for storage with good head height. 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. Cheltenham Borough Council Tax Band B.



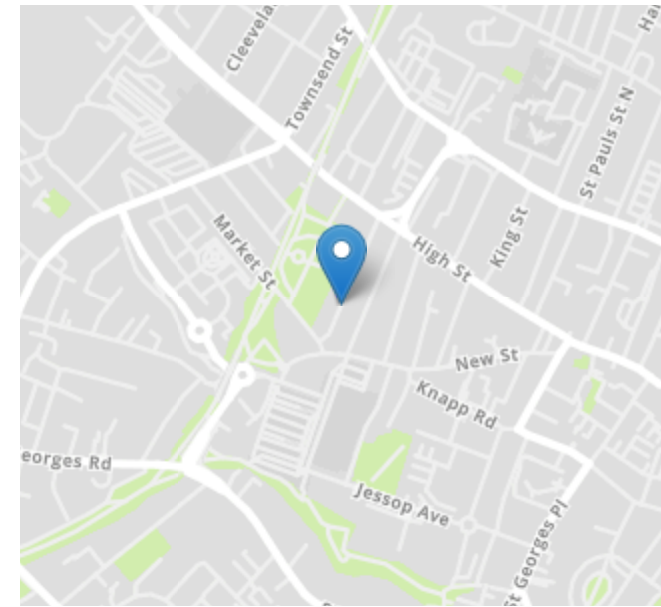
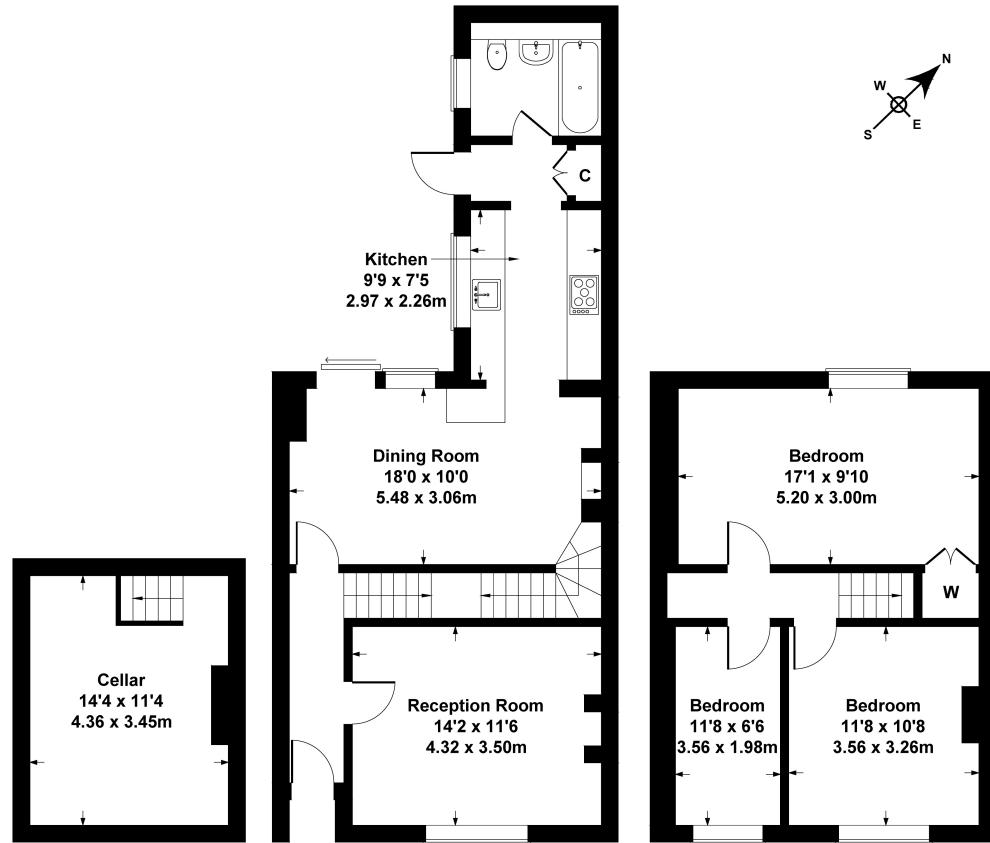


Situation

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.

30 Park Street

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)	64	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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