



Rosehill Street

 Nick
GRIFFITH
ESTATE AGENTS

Rosehill Street

Cheltenham, GL52 6SQ

£450,000 Freehold

An extended red brick, end of terrace, family house with a c.65ft south facing garden situated within this popular road.

CHARACTERFUL END OF TERRACED HOUSE • living room • dining area • extended kitchen • cellar room • 2 double bedrooms • upstairs bathroom • south facing garden • walking distance to the town centre

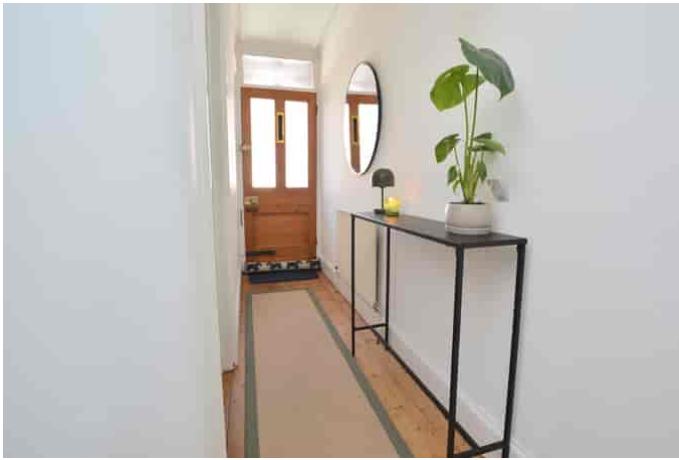
Description

This handsome, extended, 2 double bedroom, family home is beautifully presented throughout and conveniently located within this popular residential road, a short distance from the town centre. The characterful accommodation includes a welcoming entrance hall with access to the cellar room which has good head height and offers further potential (subject to the relevant permissions), a living room with feature fireplace and bay window to the front aspect, and an impressive kitchen/dining room with bespoke units, granite worksurfaces, central island, built-in appliances, parquet flooring and opens into the dining area with attractive Italian tiled flooring. On the first floor, there are 2 double bedrooms, and a family bathroom with a refitted quality Heritage suite and Mandarin stone tiled flooring. Outside, there is an enclosed c.65ft south facing garden which is mainly to lawn with planted borders, pedestrian side access and a good sized patio, ideal for outdoor dining.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **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.



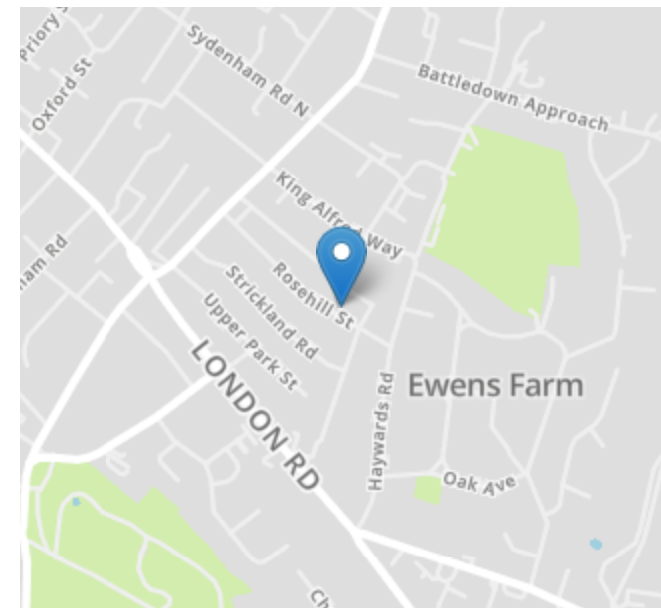
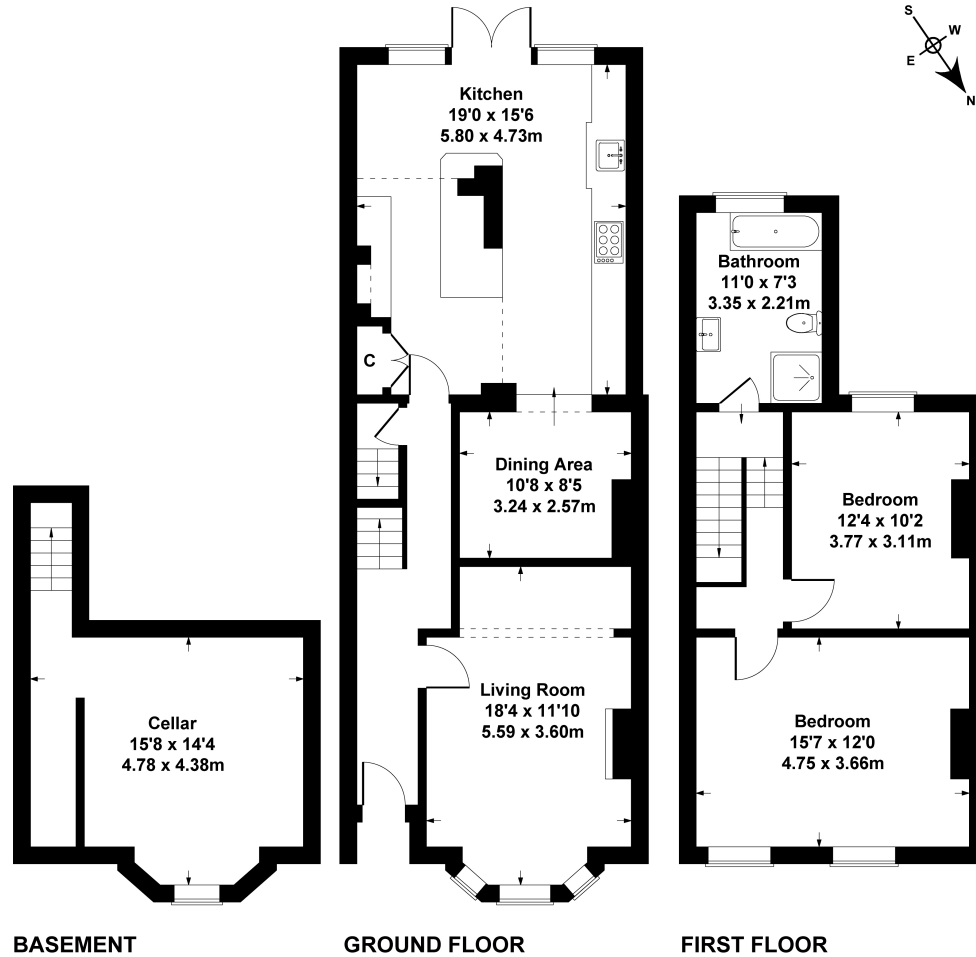


Situation

A popular location, within a short walk of Charlton Kings village and the town centre, offering a wide range of amenities. Also nearby are excellent schools, including the much sought after Balcarras and St Edwards. 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.

97 Rosehill St

Approximate Gross Internal Area
1410 sq ft - 131 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	56	
(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.

Produced by Potterplans Ltd. 2025

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