



Upper Park Street

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## Cheltenham, GL52 6SB

### £300,000 Freehold

**A beautifully presented 2 bedroom town house with a brick built home office/workshop and a low maintenance garden, just a short walk from the town centre.**

HOME OFFICE/WORKSHOP • living/dining room • kitchen/breakfast room • attractive bathroom • 2 bedrooms • low maintenance courtyard garden • permit parking • gas central heating • double glazing • walking distance of the town centre, Sandford Park and the Lido

#### Description

Situated within this popular no-through road, just a short stroll from the town centre, is this beautifully presented 2 bedroom terraced property. This characterful home offers an open plan living/dining room with feature wood burning stove. The stylish kitchen/breakfast room includes a range of sleek units, built-in oven and hob, plenty of table space, solid oak flooring, and double doors leading into the rear garden. The ground floor bathroom is luxuriously appointed with feature free standing roll top bath (removable for wet room if required), travertine tiling, and underfloor heating. On the first floor, there are 2 bedrooms which also have solid oak flooring. Outside, the low maintenance, enclosed garden is laid to patio with access to the attractive brick built studio/workshop, which provides a versatile additional living space with water and electricity.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





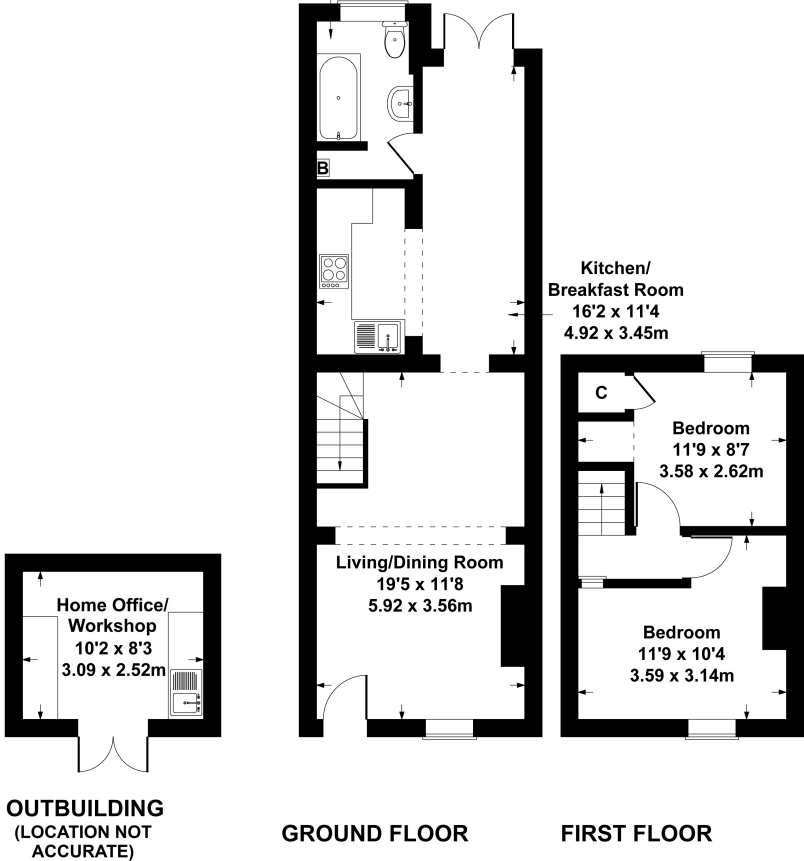


### Situation

A popular residential location, close to excellent primary and secondary schools, the Queen Elizabeth II playing fields, and just a 10 minute walk from John Lewis and the town centre. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

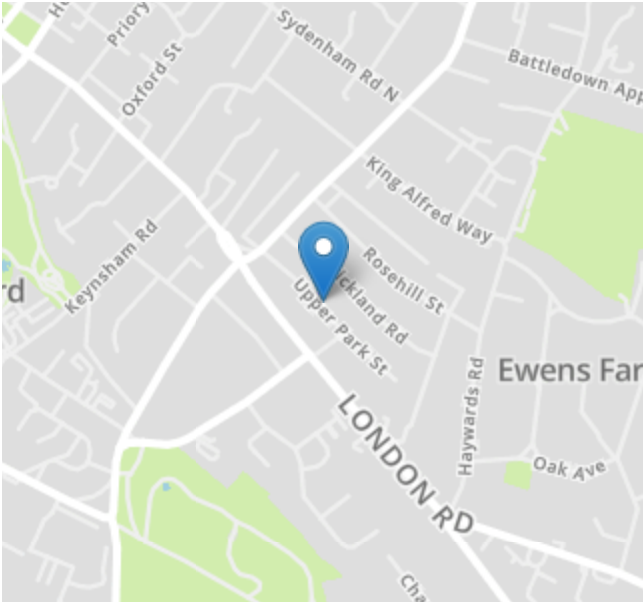
16 Upper Park Street

Approximate Gross Internal Area  
House : 667 sq ft - 62 sq m  
Outbuilding : 86 sq ft - 8 sq m  
Total : 753 sq ft - 70 sq m  
Bathroom  
8'10 x 5'5  
2.70 x 1.66m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	68	
(55-68) D		
(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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