



Henrietta Street

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Henrietta Street

## Cheltenham, GL50 4AA

### £325,000 Freehold

An extensively upgraded and beautifully presented 3 bedroom town house, situated just a few hundred yards from the Brewery Quarter and town centre.

NO ONWARD CHAIN • reception hall • open plan kitchen/dining/living room • cloakroom • 3 bedrooms • shower room • 2 cellar rooms • town garden • gas central heating • residents permit parking • Grade II listed

#### Description

A traditional Grade II listed town house with a good size garden, offered for sale with no onward chain. The beautifully presented accommodation includes a reception hall, a magnificent open plan kitchen/dining/living area, and a downstairs cloakroom. Upstairs, there are 3 bedrooms and a stylish shower room. There are also 2 unconverted cellar rooms. The property further benefits from gas central heating and residents permit parking.

#### Further Information:

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

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

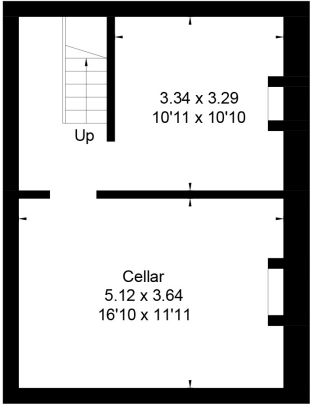




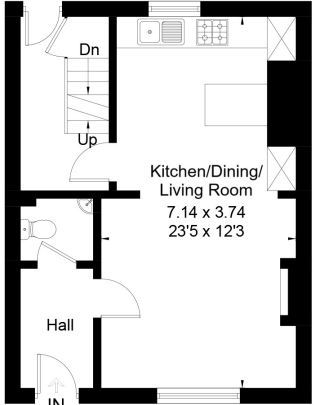
### **Situation**

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.

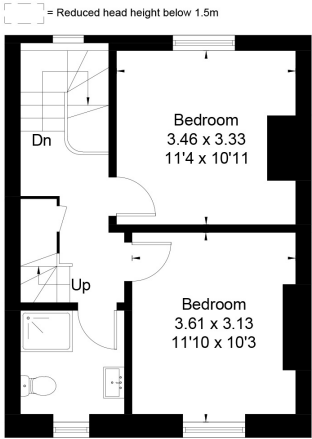
Approximate Floor Area = 147.7 sq m / 1590 sq ft



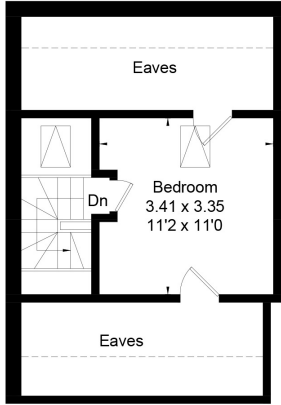
Lower Ground Floor



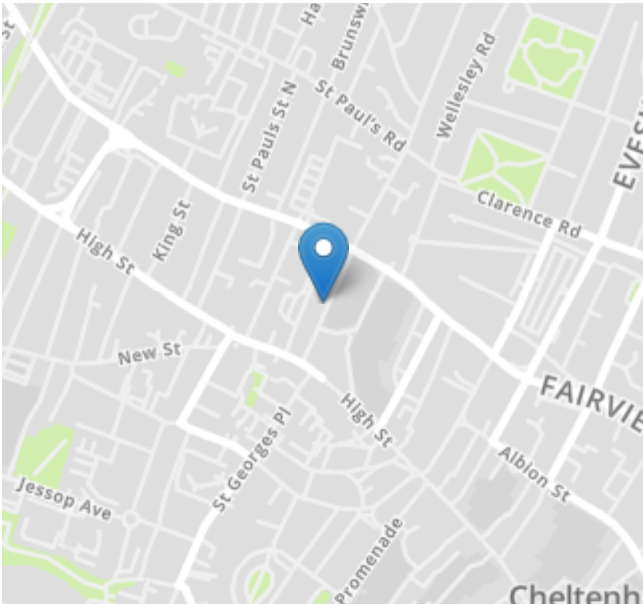
Ground Floor




First Floor



Second Floor



 This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95558

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