



Henrietta Street



Nick
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ESTATE AGENTS

Henrietta Street

Cheltenham, GL50 4AA

Guide Price £220,000 Freehold

A Grade II listed, 2 bedroom, period town house in central Cheltenham, requiring work with no onward chain.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • 2 double bedrooms • first floor bathroom • loft rooms • unconverted cellar • gas central heating • residents permit parking • grade II listed

Description

A Grade II listed terrace town house, situated in this convenient central location requiring updating. Located minutes from the fashionable Brewery Quarter, there is an abundance of amenities on the doorstep. The accommodation includes an entrance hall, living room, dining room, and a kitchen overlooking the rear garden. On the first floor, there are 2 bedrooms and a bathroom. There are also 2 unconverted cellar rooms and loft rooms (not to building regulations). 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 Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.



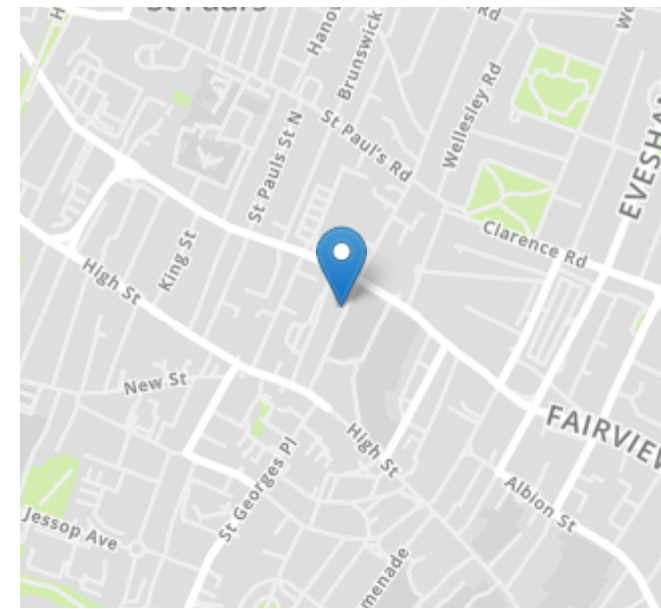
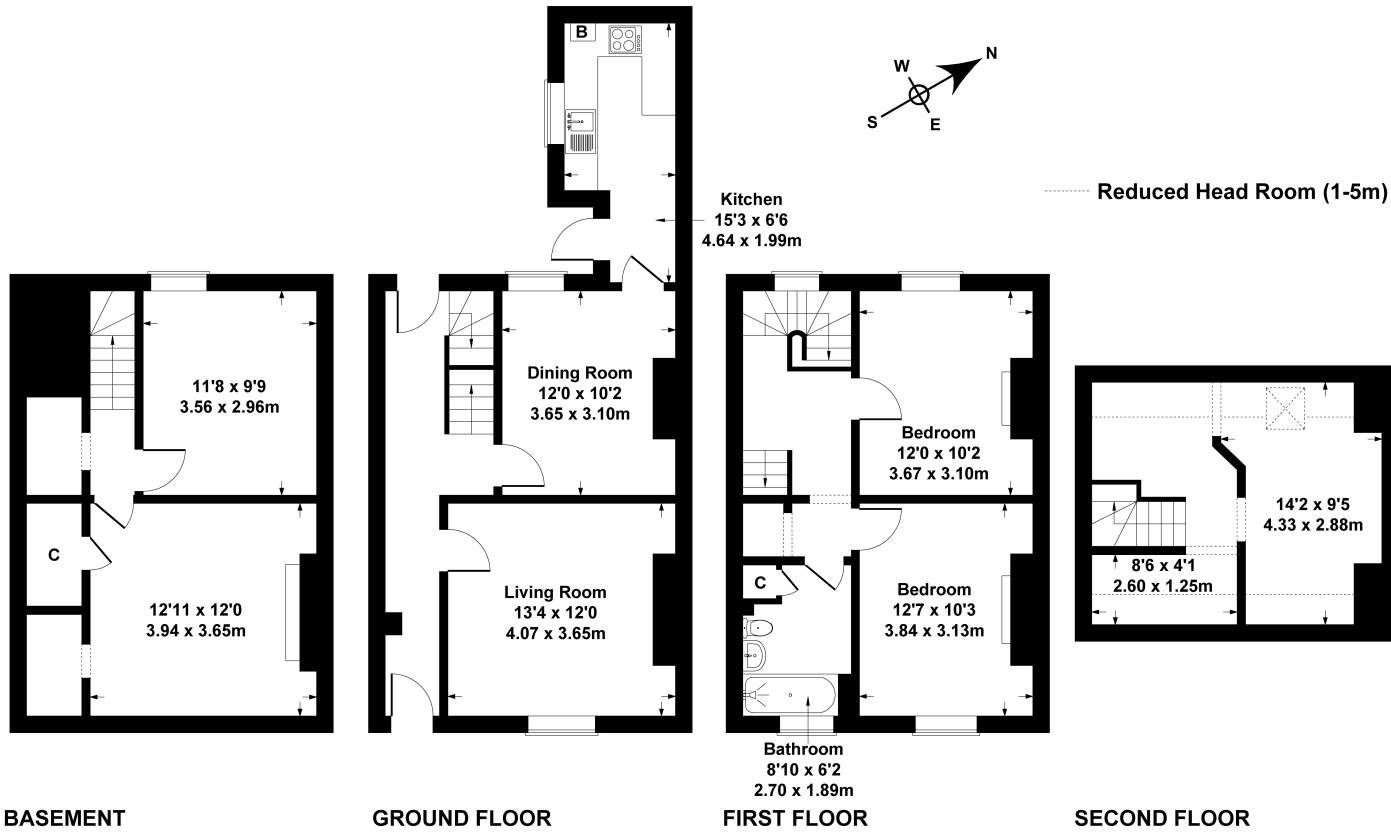


Situation

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.

22 Henrietta Street

Approximate Gross Internal Area
1582 sq ft - 147 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	63	
(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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