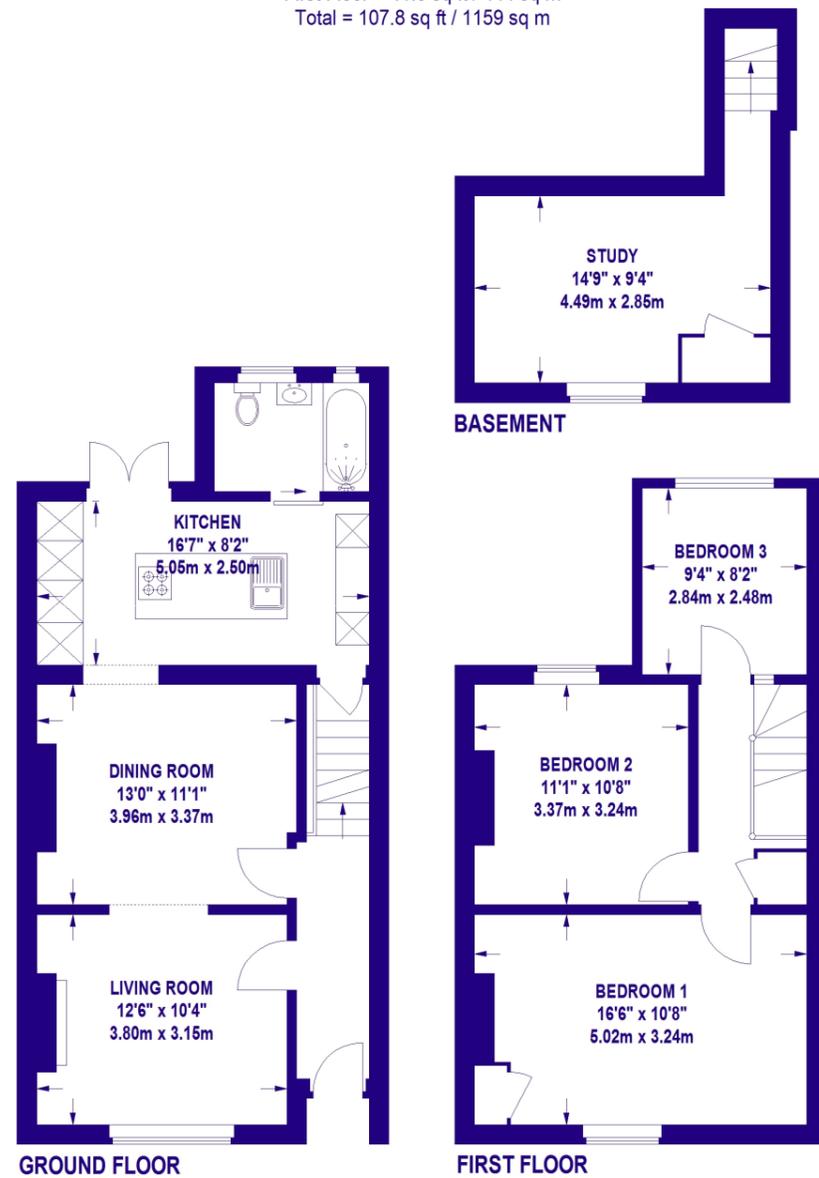


Approximate Gross Internal Area  
 Basement = 14.7 sq ft / 158 sq m  
 Ground Floor = 51.8 sq ft / 557 sq m  
 First Floor = 41.3 sq ft / 444 sq m  
 Total = 107.8 sq ft / 1159 sq m



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Errington Smith Sales & Lettings

**Disclaimer:**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**13 Victoria Place, Cheltenham, Gloucestershire GL52 2ET**

A beautifully presented three bedroom Grade II listed terraced family home, with a wealth of period features, perfectly complimented by a stylish open-plan layout, located in a popular residential area within walking distance of local shops, cafes, schools, Pittville Park and the town centre.

Residential Sales | Lettings | Property Management

01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW

### 13 Victoria Place, Cheltenham, Gloucestershire GL52 2ET

A beautifully presented three bedroom Grade II listed terraced family home with a wealth of period features, perfectly complimented by a stylish open-plan layout, located in a popular residential area within walking distance of local shops, cafes, schools, Pittville Park and the town centre. Its spacious accommodation is offered in very good decorative order and comprises in brief on the ground floor, an inviting entrance hall, a charming living room with a feature fireplace and wonderful ceiling mouldings that opens effortlessly into a generous dining room, a splendid modern fitted kitchen/breakfast room complete with a kitchen island and French doors leading into the beautifully landscaped rear garden and a luxurious family bathroom. Above there are three bedrooms. Further benefits of this fine property include gas fired central heating, a partially converted basement that offers a really useful space, residents permit parking in Zone 15 at a cost of £65.50 for the first vehicle and £131.15 for the second vehicle. Council tax band - C.



#### Directions

Leave Cheltenham town centre via London Road and at the first set of traffic lights turn left into Hewlett Road. At the roundabout take the first exit into Fairview Road and then turn right into Victoria Place. The property can be found on the right hand side.

**Price:**  
£495,000

**Tenure:**  
Freehold

**Contact:**  
Karen Short

