



Victoria Place

Cintra Cottage



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ESTATE AGENTS

Victoria Place

Cheltenham, GL52 2ES

£450,000 Freehold

An attractive and beautifully presented 3 bedroom town house with a lovely landscaped garden, just a few minutes from the town centre.

NO ONWARD CHAIN • reception hall • living room • kitchen/dining room • cellar • 3 bedrooms • shower room • gas central heating • double glazing • landscaped garden • pedestrian gated rear access

Description

A traditional town house which has been upgraded, successfully combining a classic period facade with a stylish interior. The very well presented accommodation includes a reception hall, living room with feature wood burner, kitchen/dining room with double doors to the rear garden, and an unconverted cellar. Upstairs, there are 3 bedrooms and a shower room. Outside, there is an enclosed frontage and a lovely landscaped garden with gated pedestrian rear access. The property further benefits from gas central heating, double glazing, and is offered sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **AGENTS NOTE** - This property is within a conservation area.



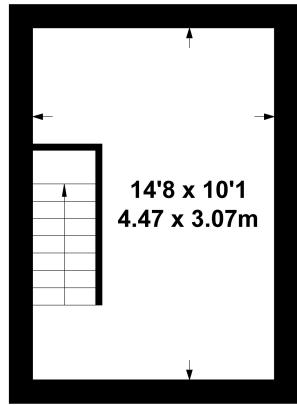
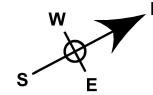


Situation

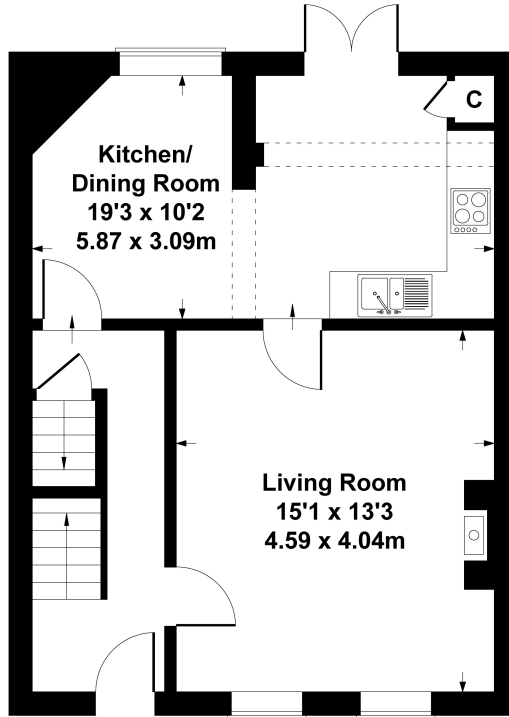
Victoria Place is just a short walk from the town centre, Sandford Park and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

6 Victoria Place

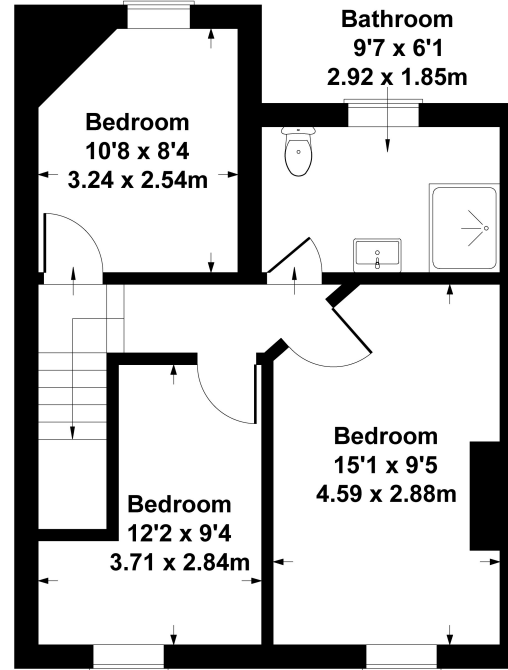
Approximate Gross Internal Area
1087 sq ft - 101 sq m



BASEMENT



GROUND FLOOR

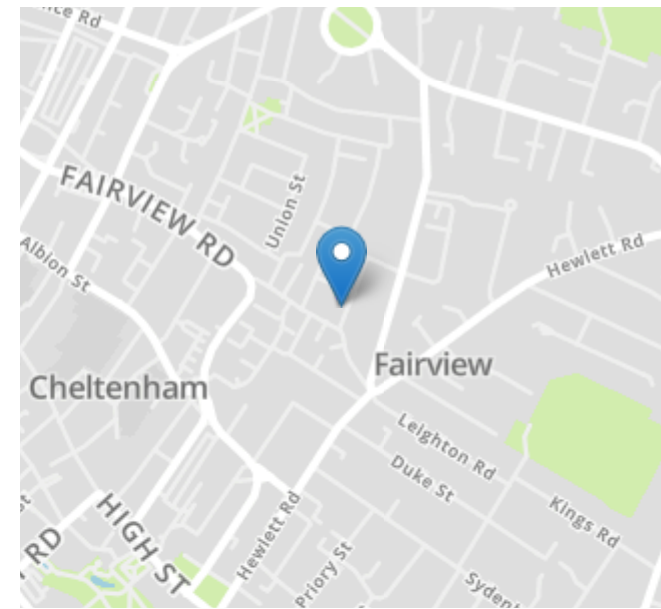


FIRST FLOOR

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	69	
(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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