



Brunswick Street

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Brunswick Street

## Cheltenham, GL50 4HB

### £250,000 Freehold

A characterful 2 double bedroom, period town house just a short walk from Pittville Park and the bustling Brewery Quarter.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • downstairs bathroom • 2 double bedrooms • cellar • enclosed rear garden • popular location

#### Description

A well proportioned 2 double bedroom, period, town house offering characterful accommodation throughout, situated within the heart of the town. This charming property includes a reception hall, living room with feature wood burner, separate dining room with access to the storage cellar, and a kitchen with a range of base storage units, appliance space and open doorway to the rear lobby and downstairs bathroom. On the first floor are 2 good size bedrooms. Outside, there is an enclosed walled rear garden which is laid to lawn and has a patio area ideal for outside dining. Further benefits include gas central heating, UPVC double glazing, permit parking available, and no onward chain.

#### Further Information:

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

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property.

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





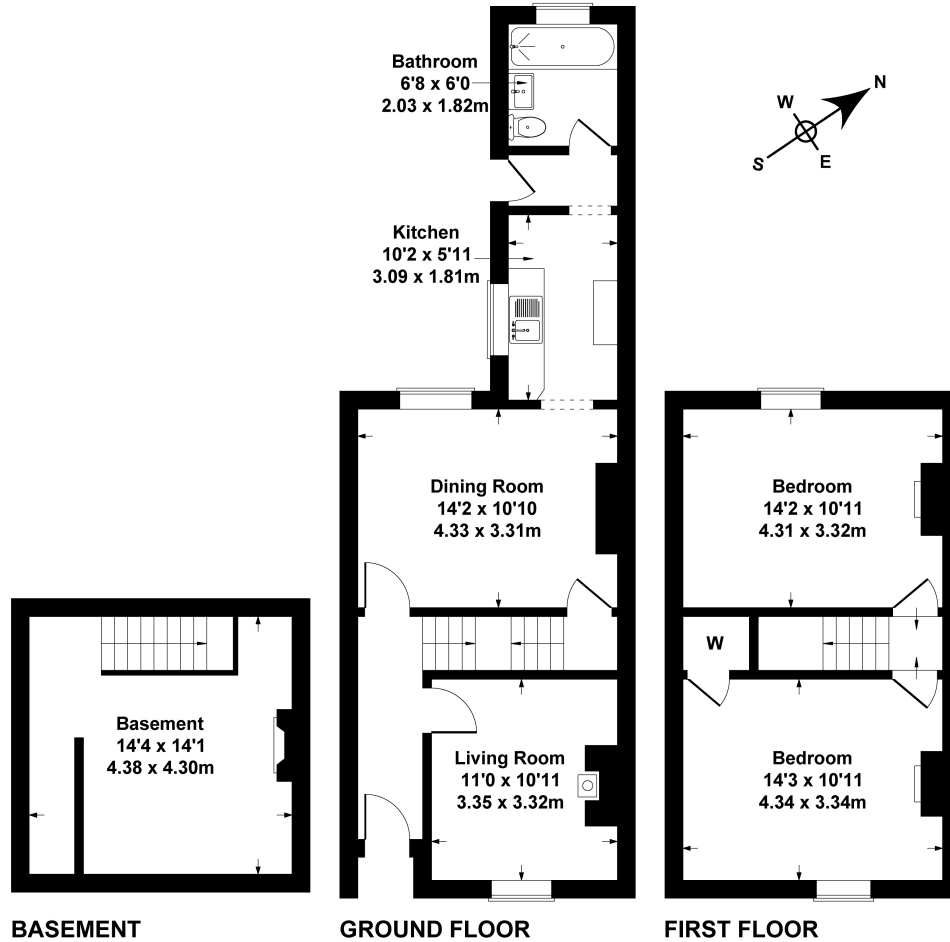


### Situation

A convenient location close to Pittville Park, the Brewery Quarter, and the town centre. 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.

# 134 Brunswick St

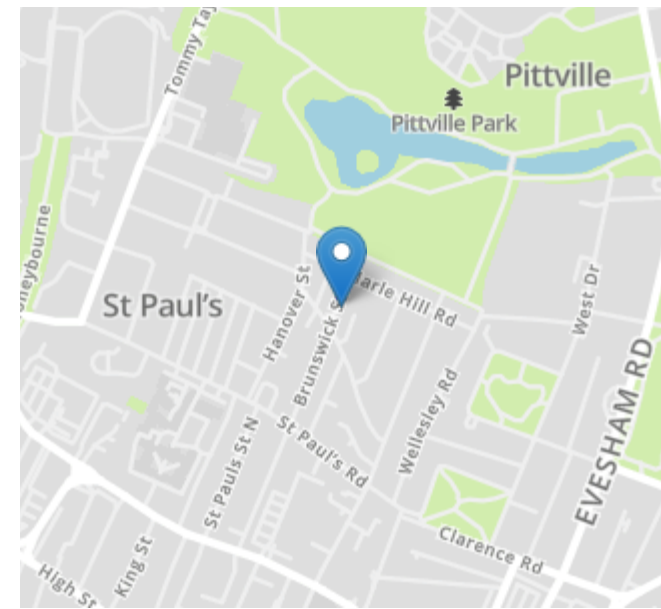
Approximate Gross Internal Area  
1055 sq ft - 98 sq m



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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	61	
(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

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