



Keynsham Street

 Nick
GRIFFITHS
ESTATE AGENTS

Keynsham Street

Cheltenham, GL52 6EN

£350,000 Freehold

An attractive 2 bedroom, period, terrace house with southeast facing garden and garage/workshop to the rear.

NO ONWARD CHAIN • garage/workshop • living room • kitchen/dining room • 2 bedrooms • southeast facing garden • downstairs WC • utility room • bathroom • cellar • rear vehicle access • gas central heating & double glazing • sun room

Description

An attractive period property in this sought after location, close to the town centre which offers a great opportunity to create a lovely home. The accommodation includes a living room, kitchen/dining room, utility room, and WC. There is also a sun room opening out to the garden. On the first floor, there are 2 bedrooms and a bathroom. Externally, there is a southeast facing garden with rear pedestrian access, and a garage/workshop accessed via a lane to the rear. The property also benefits from gas central heating, double glazing, residents' permit parking, and is 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. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. **Please note:** The owner of this property is related to an employee of Nick Griffith Estate Agents.



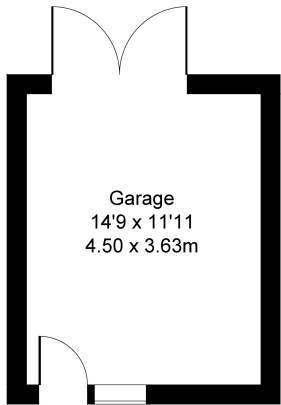
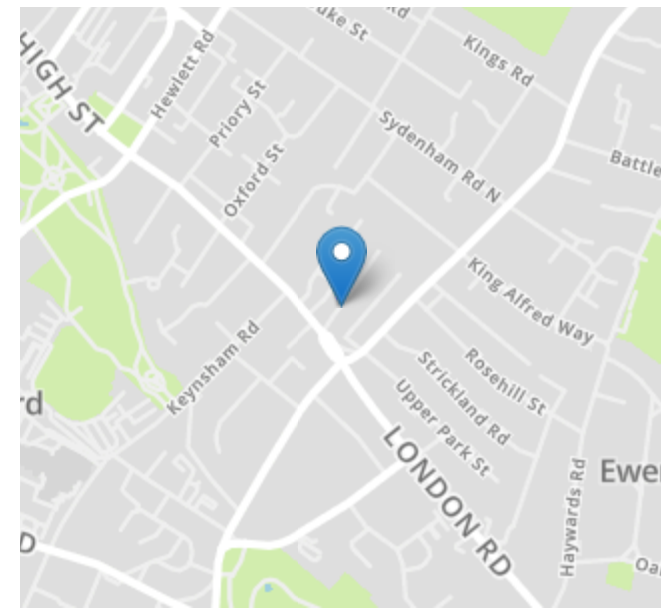
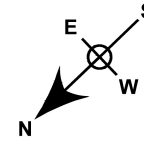


Situation

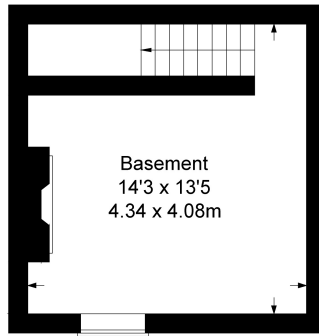
Situated in a very convenient central location just a short walk from the town centre, Sandford Park, and Cheltenham Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also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

52 Keynsham St

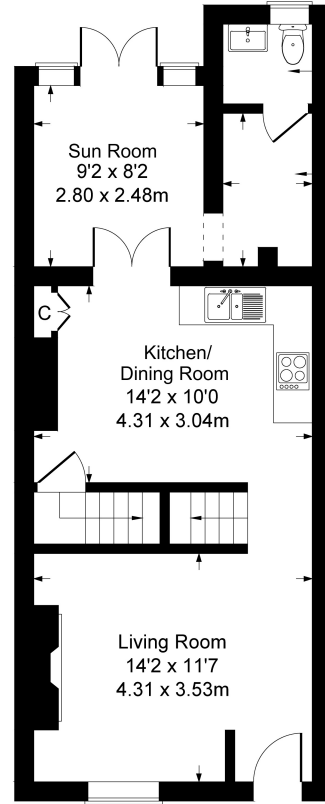
Approximate Gross Internal Area
 Main House 1076 sq ft - 100 sq m
 Garage 172 sq ft - 16 sq m
 Total 1248 sq ft - 116 sq m



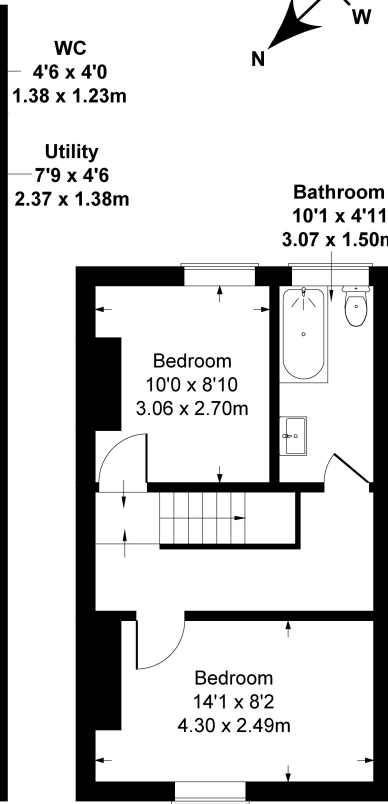
GARAGE
 (Garage Location Not Accurate)



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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		88
(81-91) B		
(69-80) C	70	
(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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