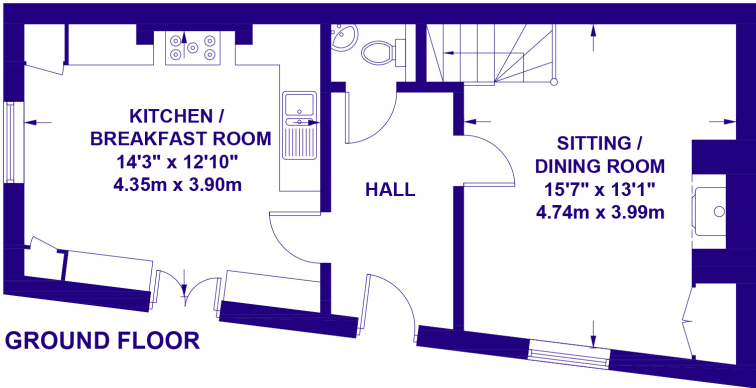
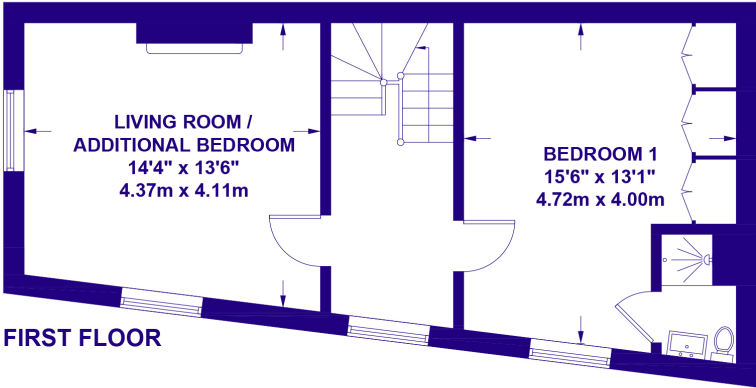
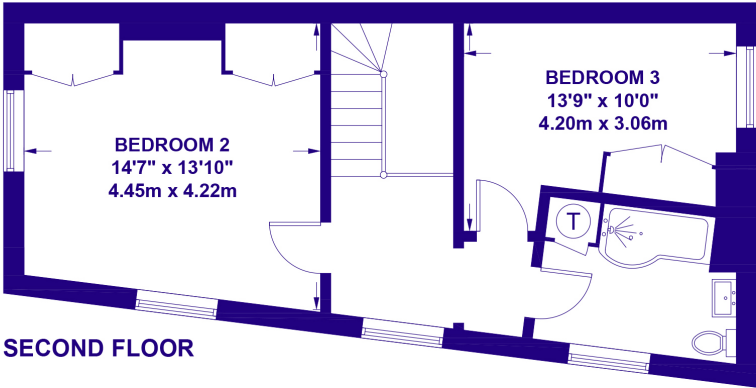


Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft



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:
Conditions under which particulars are issued Nigel Errington-Smith & Company Limited for themselves and for the Vendors of this property, whose agents they are, give notice that:
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

For the Guidance of Interested Parties:
a). If any particular points are important to your interest in the property then please ask for further information. b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described. d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries. e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith. f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.



**28 Great Norwood Street, Cheltenham, Gloucestershire
GL50 2AP**

Offered with no onward chain is this beautifully presented three/four bedroom end of terrace Grade II listed town house located in a very popular area within strolling distance of cafes, local shops, the Bath Road, Montpellier and the Suffolks.



28 Great Norwood Street, Cheltenham, Gloucestershire GL50 2AP

Offered with no onward chain is this beautifully presented three/four bedroom end of terrace Grade II listed town house located in a very popular area within strolling distance of cafes, local shops, the Bath Road, Montpellier and The Suffolks. Its wonderfully light and bright accommodation, arranged over three floors is offered in very good decorative order and comprises in brief, a welcoming entrance hall, a modern fitted kitchen/breakfast room with doors directly out to the southerly facing garden, a sitting/dining room complete with log burning stove, a downstairs cloakroom, a splendid living room flooded by light from the dual aspect windows and a luxurious feature fireplace, three double bedrooms all with built-in wardrobes, with the main bedroom benefitting from an en-suite shower room plus a family bathroom. Further benefits of this splendid property, with a wealth of character features include gas fired central heating, secondary glazing throughout, shutters to nearly all rooms, a small garden, access to the roof via the loft offering far reaching views, residents permit parking in Zone 8 at a cost of £63.60 per annum for the first vehicle and £127.35 per annum for the second vehicle. Council Tax Band - D.



Directions

Leave Cheltenham via The Promenade and take the second exit at the roundabout. Turn left at the traffic lights and take the second exit onto Great Norwood Street where the property can be found on the left hand side.

Price:

£675,000

Tenure:

Freehold

Contact:

Karen Short

