



# Brunswick Street



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Brunswick Street

## Cheltenham, GL50 4HB

### £335,000 Freehold

**A beautifully upgraded, 2 bedroom, town house, just a short walk from Pittville Park and the bustling Brewery Quarter.**

**NO ONWARD CHAIN • reception hall • living room • dining room • kitchen • contemporary bathroom • 2 bedrooms • enclosed rear garden • gas central heating • double glazing**

#### **Description**

A newly modernised, 2 double bedroom, period town house, offering stylish and spacious accommodation, situated in the heart of the town. The beautifully presented property includes a reception hall, characterful living room, and a good size separate dining room with a glazed door leading to the rear garden and access to the basement which is ideal for storage. The impressive modern fitted kitchen has a range of high gloss units with wooden worktops and new built-in appliances including a hob, oven and extractor, dishwasher, washing machine and 'Bosch' fridge/freezer. On the first floor, there are 2 double bedrooms and an attractive modern bathroom. The enclosed rear garden is mainly laid to lawn with a paved patio, ideal for outdoor dining. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band B.





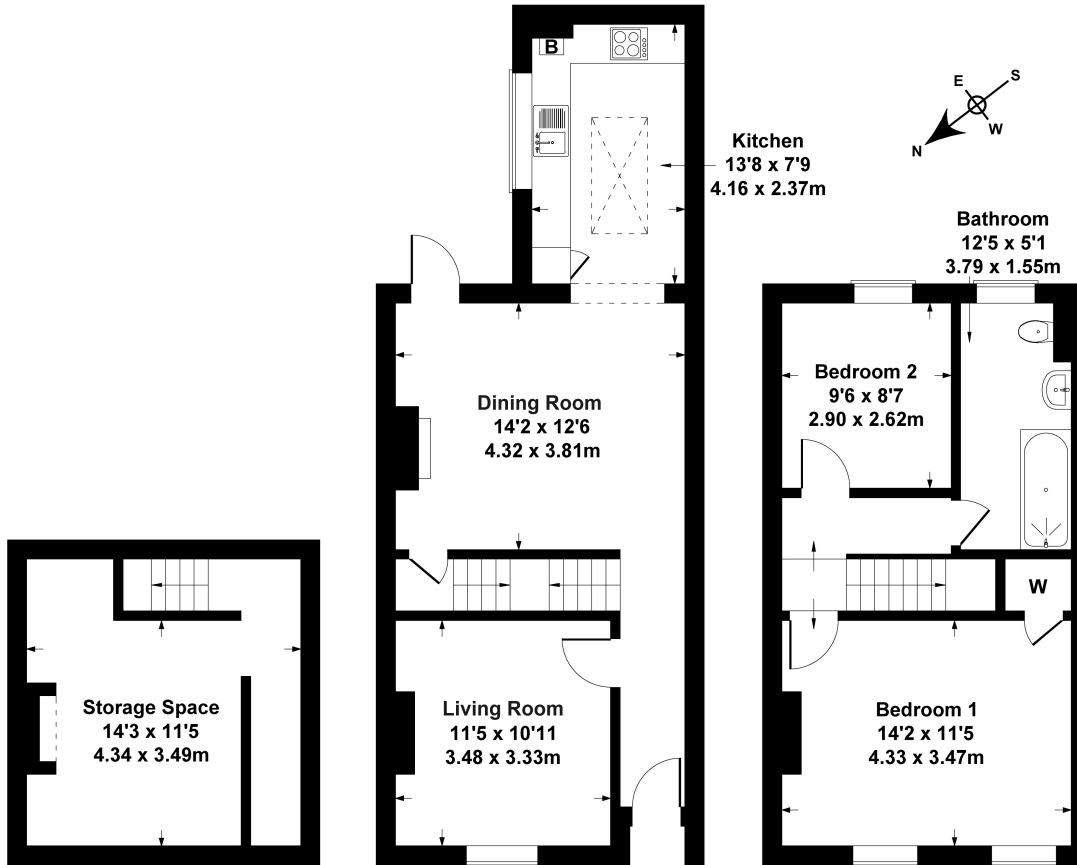
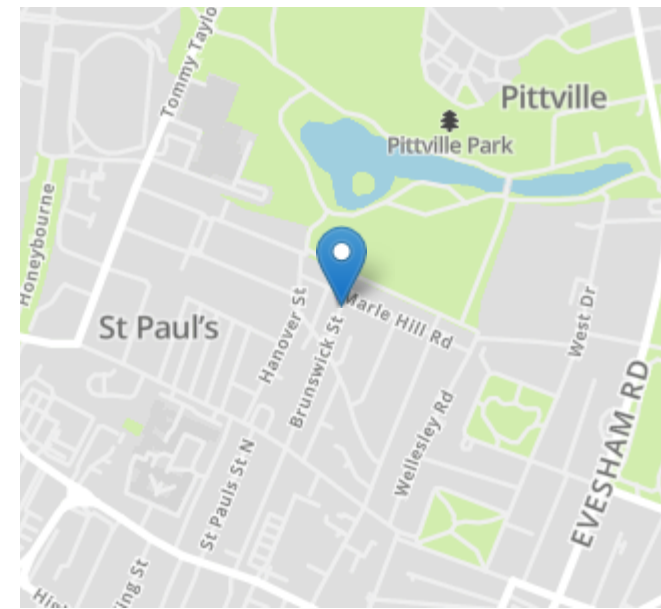


### **Situation**

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.

# 153 Brunswick St.

Approximate Gross Internal Area  
1109 sq ft - 103 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>90</b>
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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