



Charles Street

 Nick
GRIFFITHS
ESTATE AGENTS

Charles Street

Cheltenham, GL51 9HH

£295,000 Freehold

An extended and upgraded 2 bedroom town house, situated in this small no-through road, and offered for sale with no onward chain.

NO ONWARD CHAIN • entrance hall • living room • impressive kitchen/dining/family room • 2 double bedrooms • bathroom • cellar room • courtyard garden • gas central heating • double glazing

Description

A beautifully presented period town house which has been extended and upgraded throughout. The accommodation includes an entrance hall, living room, a magnificent kitchen/dining/family room with integrated appliances and doors to the rear garden, ground floor bathroom, and an uncovered cellar room. Upstairs, there are 2 good size double bedrooms, the second bedroom has an en suite w/c and wash basin. Outside, there is an enclosed west facing courtyard garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

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



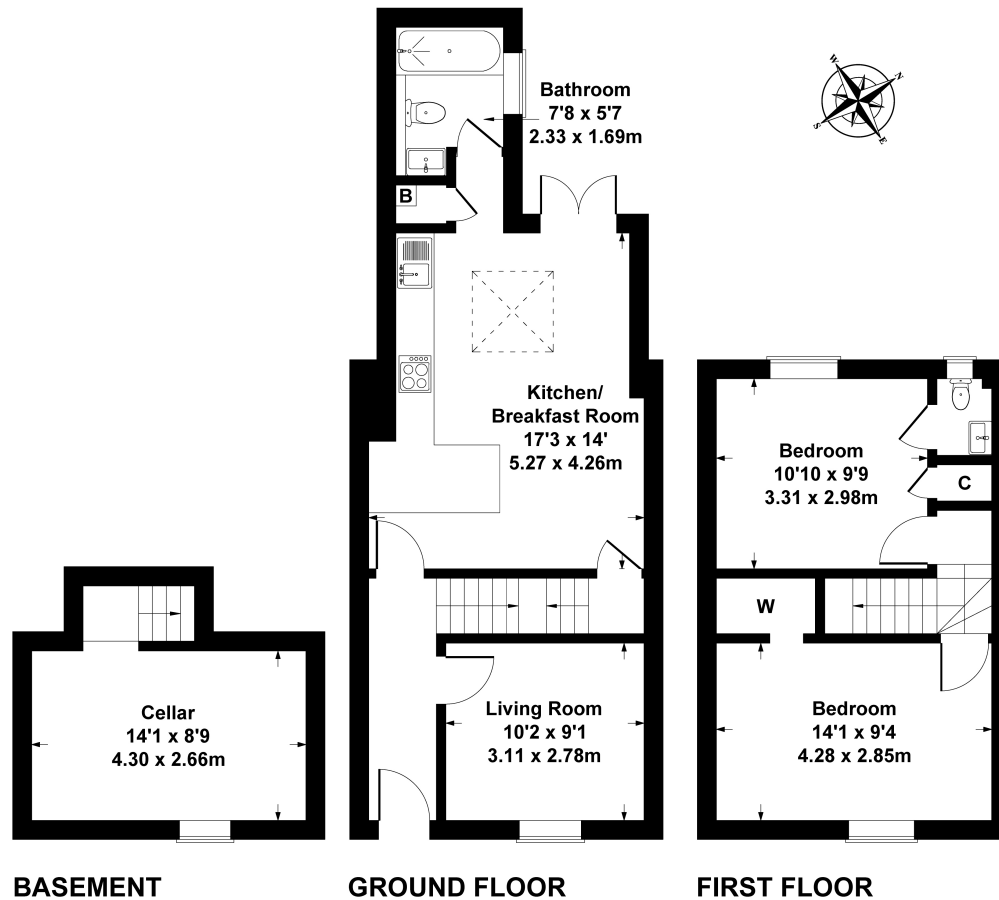


Situation

A very convenient location, close to the town centre. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

23 Charles St

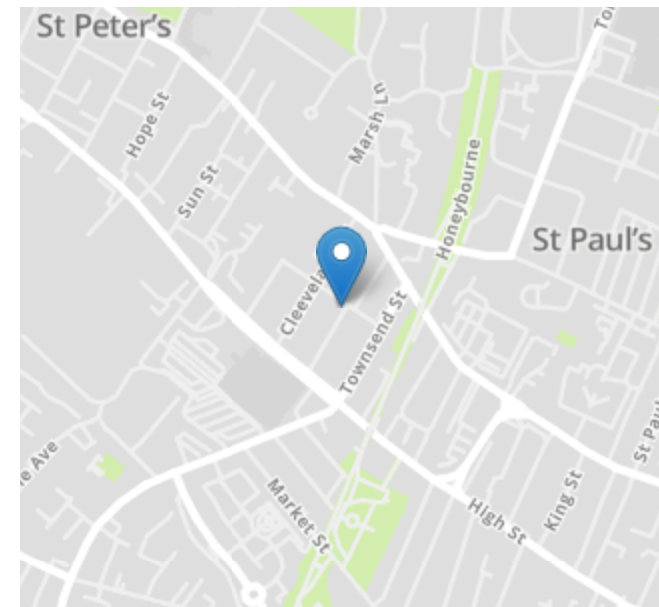
Approximate Gross Internal Area
House : 926 sq ft - 86 sq m



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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	81
(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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