



Leckhampton

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ESTATE AGENTS

Leckhampton

Short Street, Cheltenham, GL53 0DY

£415,000 Freehold

Currently a 5-way let investment property with a good size rear garden, offering further potential to modernise/update for a versatile family home.

NO ONWARD CHAIN • versatile accommodation • entrance hall • living room/bedroom 4 • family room • downstairs shower room • downstairs toilet • 3 further bedrooms • loft room • good size rear garden • walking distance of 'Outstanding' primary school

Description

Set within popular Short Street, this well-proportioned, 3/4 bedroom, end of terrace house is arranged over 3 floors and offered for sale with no onward chain. Currently running as a 5-way let, the accommodation includes entrance hallway, living room to the front (currently being used as a bedroom), separate family room with ornate feature fireplace, downstairs shower room and toilet, and a modern fitted kitchen with matching white units, a built-in oven with hob and pedestrian door to the rear garden. On the first floor, there are 3 bedrooms, the generous principal bedroom having dual windows to the front aspect. On the second floor, there is a loft room currently used as an additional bedroom (restricted head height). Outside, there is a low maintenance frontage enclosed by walling. The generous rear garden is mainly laid to lawn with a paved patio area. Cheltenham Borough Council Tax Band C.



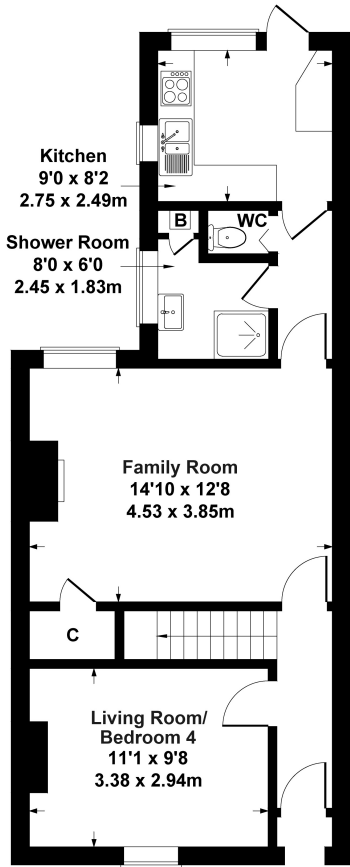
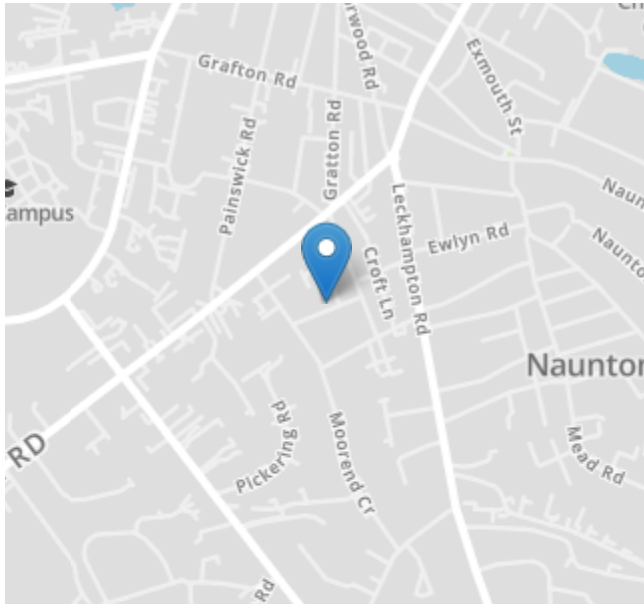


Situation

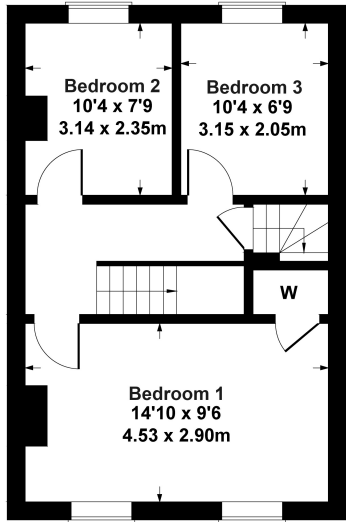
Short Street is a highly popular location, just a short walk to the Bath Road shopping area, schools for all ages and beautiful countryside walks. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse racing at the world famous Cheltenham Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial and Montpellier Gardens.

11 Short Street

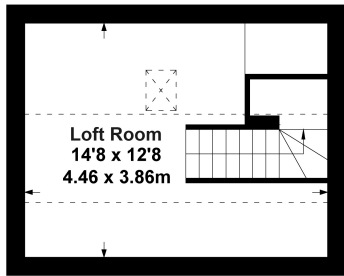
Approximate Gross Internal Area
1216 sq ft - 113 sq m



GROUND FLOOR



FIRST FLOOR



SECOND 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		
(81-91)		
B		83
(69-80)		
C		
(55-68)		
D	61	
(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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