

CR  
COOK  
Residential

01242 500 259  
www.cookresidential.co.uk



- CLOSE TO TOWN CENTRE
- THREE BEDROOMS
- CONVERTED BASEMENT
- ENCLOSED COURTYARD GARDEN
- OPEN PLAN LIVING & DINING ROOM
- ON STREET PARKING

Guide Price £270,000

**Charles Street, Cheltenham**

**GL51 9HH**

# Charles Street, Cheltenham

Cook Residential are pleased to bring to the market a well-presented generous three-bedroom property close to local amenities and the town centre.

Upon entering, the property leads into the large open plan living and dining room offering large windows to the front of the property, wooden flooring throughout and patio doors leading out into the rear garden.

The kitchen positioned at the rear of the property has a range of wood wall and base units, wooden worktops, and an inset stainless-steel sink and drainer with a mixer tap and additional space for a free-standing cooker and a tall fridge freezer.

Upstairs, the landing area gives access to two spacious bedrooms a third smaller bedroom which is currently being utilised as an office. All bedrooms have neutral carpeting with ample space for bedroom furniture and storage, with one looking out to the front of the property and two having views over the rear garden.

A family bathroom completes the first floor, offering tiled flooring, partly tiled walls, a white suite comprising a bath with shower attachment, w/c basin, and a heated towel rail.

The basement is a good size and recently converted, it is currently used as storage but could be used a further reception room / bedroom / office space / play area.

Outside, the south facing garden is laid to lawn with a decked patio area perfect for enjoying outdoor entertaining.



*Passionate About Property...*



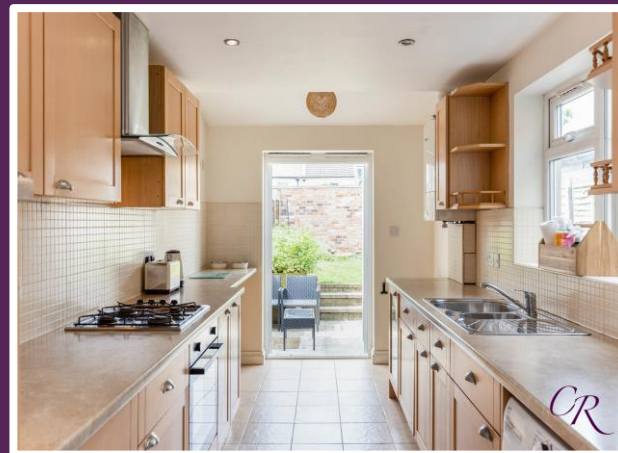
Viewing is advised if you are looking for a three-bedroom house within easy reach of the town centre, conveniently positioned close to local amenities within a residential area offering on-road parking.

Tenure-Freehold  
Council Tax - B

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham has an enviable reputation for its excellent schools, some internationally recognized, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts various local and high-street shops, eateries, bars and art galleries, attracting visitors from far and wide.

All property details, including a position on Freehold, must be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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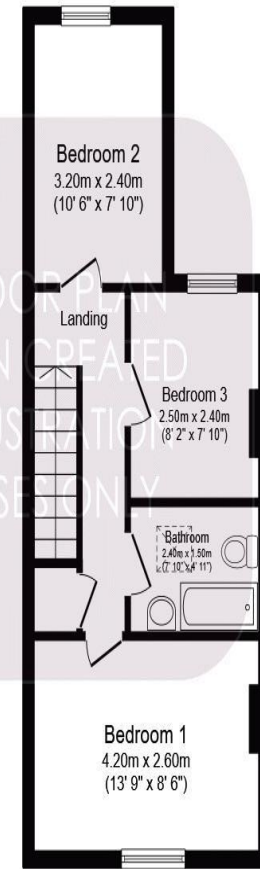
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		89
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	70	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



**Basement**



**Ground Floor**



**First Floor**



Total floor area 91.2 m<sup>2</sup> (982 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



