

PerryBishop

PROPERTY MADE PERSONAL

Brighton Road, Cheltenham, Gloucestershire GL52 6BA



Period terraced home • Two bedrooms • Two reception rooms • Recently refurbished • Useful basement room • Quiet no through road • Resident permit street parking • Sought-after location • EPC D

Brighton Road, Cheltenham, Gloucestershire GL52 6BA

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A recently refurbished, two bedroom terraced period home located on a sought after residential road of similar properties and well situated for local schooling, amenities and just a short walk to Cheltenham town centre.

The accommodation is well proportioned throughout and provides an entrance hall with original stripped floorboards, with stairs rising to the first floor, leading through to the front reception room where the stripped flooring continues. This room has a feature fireplace with gas fire, and coving to the ceiling. To the rear, there is a separate dining room with double doors leading on to the private rear garden. The recently fitted modern kitchen provides a range of high and low level units with tiled splash backs, rolled worksurfaces, electric oven, hob with extractor over and door to the rear.

Upstairs, the spacious master bedroom has two sash windows to the front aspect, cast iron inset fireplace and the stripped

wooden flooring continues. The second double bedroom has one sash window overlooking the rear garden, cast iron inset fireplace and stripped wooden flooring. The family bathroom has a white three piece suite with half panelled walls and heated towel rail.

The basement room provides a useful space for a workroom/home office or occasional spare bedroom.

To the rear of the house, there is a good sized garden with red tiled patio off the back of the house, a wooden deck and lawn. A great opportunity to purchase a refurbished period home in a quiet sought after location.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

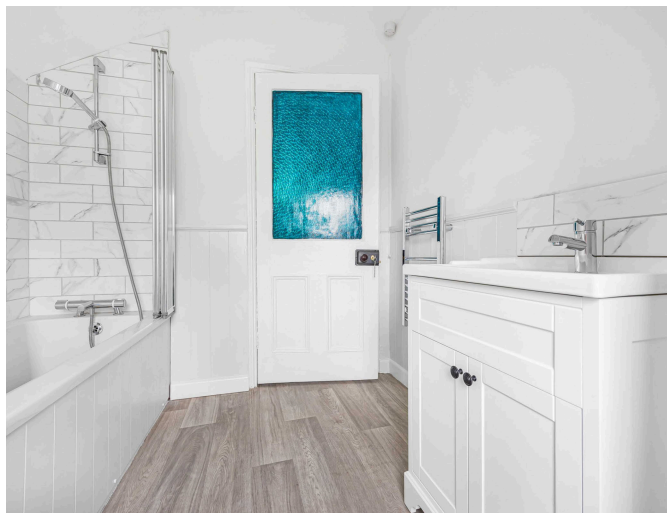
Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and





Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre, proceed north along Hewlett Road, crossing the island at the shopping area on to Hewlett Road and Brighton Road is the first turning on the right.

What3Words: [///spot.hotel.smug](https://www.what3words.com/spot/hotel.smug)

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band C

Our reference

CHE/SB/KF/03072024

We'd love to hear from you

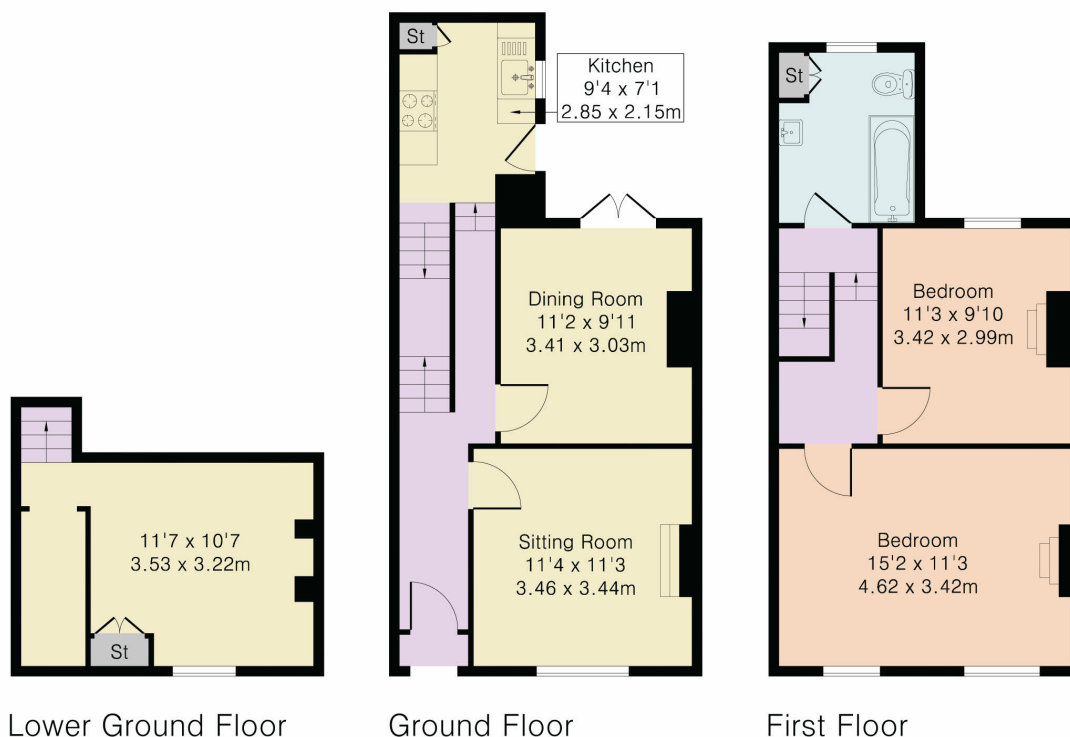
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



Approximate Gross Internal Area 999 sq ft – 93 sq m
 Lower Ground Floor Area 168 sq ft – 16 sq m
 Ground Floor Area 421 sq ft – 39 sq m
 First Floor Area 410 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.
Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

