

# PerryBishop

PROPERTY MADE PERSONAL

Commercial Street, Cheltenham, Gloucestershire GL50 2AU



Beautifully presented modern town house • Two/three bedrooms • Spacious open plan living/dining room • Character features • Fitted kitchen • Outdoor space • Residents' parking • Move Ready scheme • EPC E





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Key Features



2/3  
Bedrooms



1  
Bathroom



2/3  
Receptions

About the property

Jubilee Cottage is an exquisite half of a pair of outstanding cottages, sympathetically created in 2005 and honoured with a Civic Award in 2006 for its exceptional design and craftsmanship. This property masterfully blends the charm and elegance of the Victorian era with all the benefits and technological advantages of modern living.

Spanning three floors, the accommodation reflects the Victorian era with high ceilings, elegant sash windows, and a thoughtfully positioned kitchen on the lower ground floor.

Upon entering, you are greeted by a welcoming hall that leads to an open plan living/dining room area, offering ample space for both relaxation and entertaining. The ground floor also includes a convenient utility room and a stylish cloakroom.

Ascending to the first floor, you will find two beautifully appointed bedrooms and a contemporary bathroom, providing comfortable and private living spaces. The Victorian styling is further accentuated by the high ceilings and classic sash windows, enhancing the property's timeless appeal.

The lower ground floor is home to a charming kitchen/breakfast room, designed for both functionality and style, featuring modern appliances and plenty of space for dining. Additionally, this floor includes a versatile study,

which can easily serve as a third bedroom, providing flexible living options to suit your needs.

Externally, Jubilee Cottage continues to impress with its Victorian-inspired wrought iron railings and steps leading up to the front entrance. The rear courtyard garden with astroturf lawn offers a private retreat, enclosed by a high brick boundary wall and accessible from both the ground and lower ground floors. This secluded outdoor space is perfect for al fresco dining, gardening, or simply enjoying a quiet moment.

Move Ready

Our seller for this property has opted to use our 'Move Ready' pack because they are keen to put themselves in the best position to achieve a smooth and speedy sale. They have opted to make purchasing the pack a condition of their sale as a show of their commitment, with the aim of a faster less complicated process.

The cost of the pack to the buyer is £300 inc VAT (non-refundable) and includes the following that is in place ready to be sent to your solicitor upon offer acceptance:

- Property Information Questionnaire
- Fittings and Contents forms
- Official copy of Title Register or Epitome of Title if an unregistered title
- Title plan
- Local Authority search
- Draft contract
- A buyers information booklet will be shared on first viewing
- Anti Money Laundering Checks

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 cultural festivals.

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







The M5 gives easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

#### Directions

From Perry Bishop's Bath Road office, head away from Cheltenham town centre, turn right into Bath Terrace passing through Bath Terrace Car Park. Continue to the end and turn right on to Great Norwood Street, then turn right into Gratton Street. Turn left on to Commercial Street and the property can be found at the end on the left hand side.

#### Local Authority

Cheltenham Borough Council

Council Tax Band- C

#### Our reference

CHE/SB/MS/18072024

#### We'd love to hear from you

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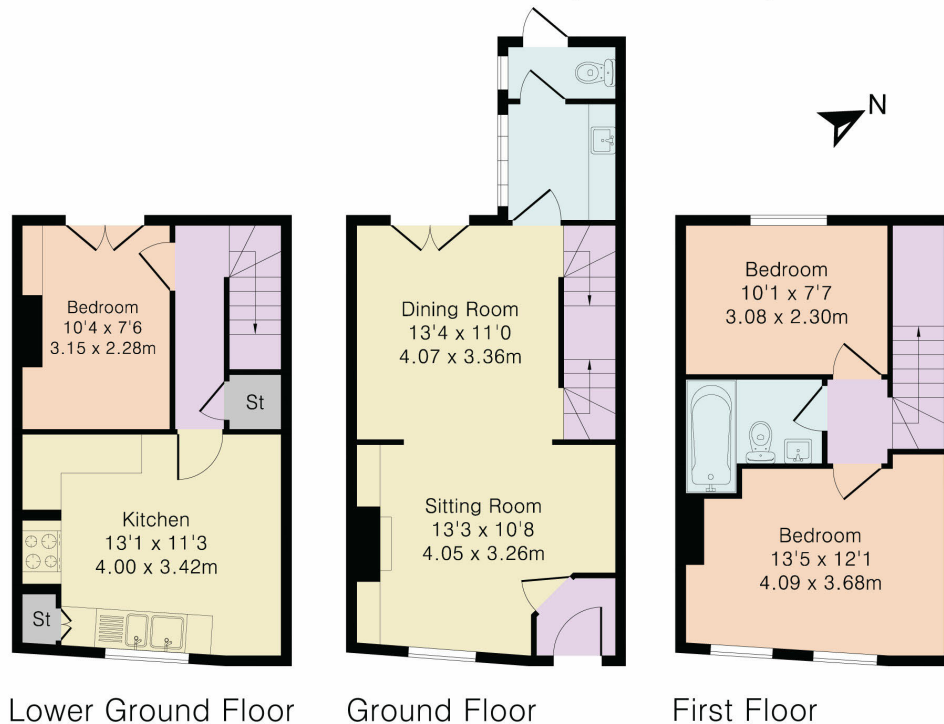
### *what the owner said*

"It's a fantastic location. We love how peaceful and quiet it is, and with no passing traffic it's always felt a very calm and safe place to live. It's a friendly neighbourhood, and being so close to Bath Road and the Suffolks shops and amenities makes it a very easy and happy place to be.

It's a lovely home, very light and open, with a great, relaxing private garden space, where we love listening to the birds singing in the morning when having breakfast, or whilst having a drink and reading a book in the evening."



Approximate Gross Internal Area 899 sq ft – 83 sq m  
 Lower Ground Floor Area 283 sq ft – 26 sq m  
 Ground Floor Area 333 sq ft – 31 sq m  
 First Floor Area 283 sq ft – 26 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.



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**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

