

# PerryBishop

PROPERTY MADE PERSONAL

**Burton Street**, Cheltenham, Gloucestershire GL50 3NE



1,183 sq ft terraced home • Three / four bedrooms • Fitted kitchen and bathroom • Flexible living accommodation • Basement • Courtyard-style rear garden with gated rear access • Located near town centre and Pittville Park • EPC D



## Burton Street, Cheltenham, Gloucestershire GL50 3NE

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

Situated in a popular area of Cheltenham, this versatile three/four bedroom terraced home offers generous living space across three floors and is ideally placed for the town centre, Pittville Park, and local amenities.

The accommodation extends to approximately 1,183 sq ft and includes a fitted kitchen and spacious reception, along with a useful basement providing flexible additional space.

Upstairs, there are three well-proportioned bedrooms, offering scope for both family living and professional use.

Externally, the property benefits from a courtyard-style rear garden, enclosed for privacy and requiring low maintenance.

This well-located home provides an excellent opportunity for a family, first-time buyer, or investor seeking strong rental

demand within easy reach of Cheltenham's shops, restaurants, and attractions.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Please note that the property includes a flying freehold over a council-owned alleyway. The alleyway is gated and accessible only by key, of which Number 51 and one other have a key, the other adjoining property.

### 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 Imperial Square, turn onto A46 (Cheltenham Town Hall on your left). Turn right at the traffic lights and turn on to St George's Road. At the next traffic lights, turn right on to St George's Place. Continue on, then turn left on to St James' Square and turn right at the roundabout, staying on St James' Square. At the next roundabout, turn left onto Knapp Road, continue to the end of the road and turn left onto New Street. Burton Street will be the second right turn and the house will be found on the left.

What3Words: ///misty.energetic.dine

#### Services & Tenure

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

#### Local Authority

Cheltenham Borough Council

Council Tax Band B

#### Our reference

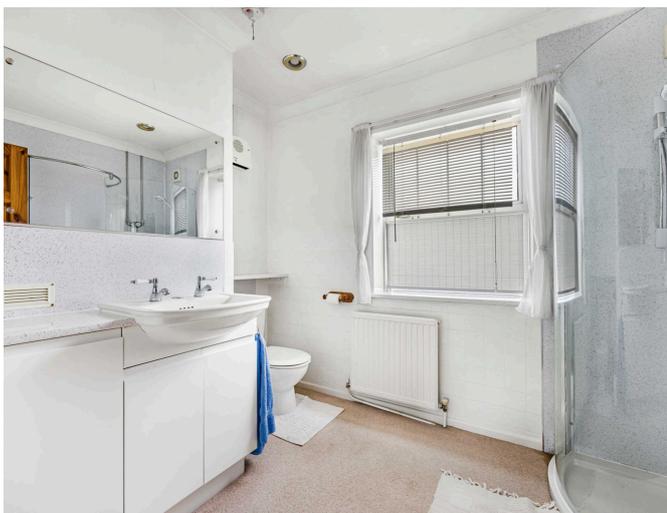
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#### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

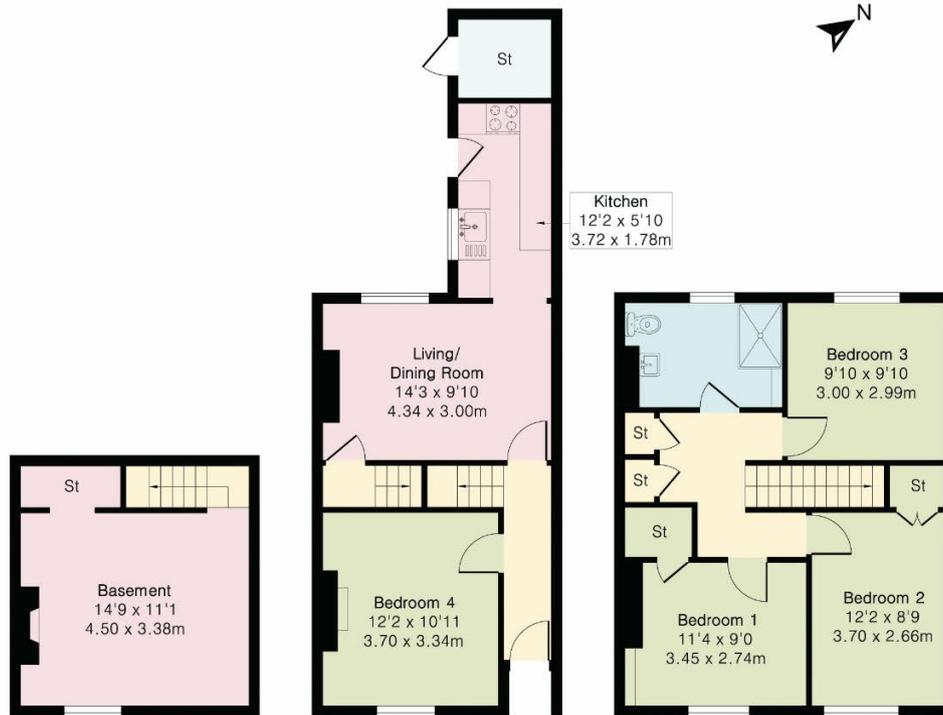
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## Approximate Gross Internal Area 1183 sq ft - 110 sq m

Basement Area 215 sq ft – 20 sq m  
Ground Floor Area 463 sq ft – 43 sq m  
First Floor Area 505 sq ft – 47 sq m



Basement

Ground Floor

First Floor

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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

