

Perry Bishop

PROPERTY MADE PERSONAL

Sandford Street, Cheltenham, Gloucestershire GL53 7JW



Terraced period home • Two bedrooms • Spacious reception room • Fantastic location • Close to town centre • EPC D



Sandford Street, Cheltenham, Gloucestershire GL53 7JW

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

A two bedroom period home, conveniently located in ever popular St. Luke's, with Sandford Park and Cheltenham town centre right on your doorstep.

This well presented property has an exceedingly large reception room with attractive period fireplace and provides ample room to relax or entertain. This leads on to the garden room/conservatory that opens on to the rear courtyard garden. There is a galley-style kitchen with a range of high and low level units, rolled work surface, gas hob, electric oven, tiled splash-backs and stainless steel sink with drainer. This leads on to a utility space and a white, three piece shower room.

Upstairs there are two double bedrooms, both having built in storage, and the rear bedroom benefits from a white en-suite bathroom with electric shower over the bath.

Additional benefits of this fine period home include gas-fired central heating and double glazing throughout.

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

Leaving Cheltenham town centre on Bath Road (A46) heading towards Leckhampton, keep left, passing The Cheltenham Playhouse on your right. Sandford Street will be the next turning on the left and the property will be found on the left.

What3Words: [///awards.meant.storm](https://www.what3words.com/awards.meant.storm)

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/NB/KF/11102024

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

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what the owner said

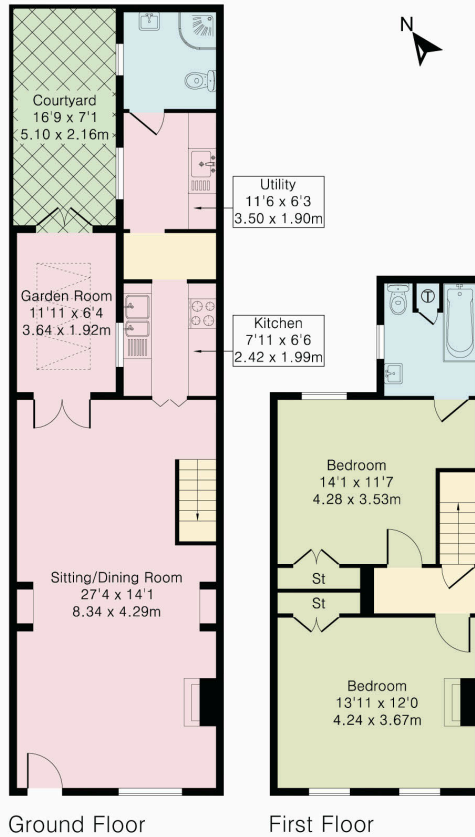
"A very friendly community of nice, quiet people who help each other. The house is easy to run and has a nice calm atmosphere. Best of all, I can walk to the town centre or to the hospital is a couple of minutes."



Approximate Gross Internal Area 1089 sq ft - 101 sq m

Ground Floor Area 651 sq ft – 60 sq m

First Floor Area 438 sq ft – 41 sq m



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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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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.

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