

PerryBishop

PROPERTY MADE PERSONAL

Hanover Street, Cheltenham, Gloucestershire GL50 4HE



Period property • Two double bedrooms • Recently renovated • Low maintenance garden • Off-street parking • EPC C



Hanover Street,

Cheltenham, Gloucestershire GL50 4HE

Key Features



2
Bedrooms



2
Bathrooms



2
Receptions

About the property

This beautifully refurbished Victorian terraced home seamlessly blends period charm with modern updates, creating a fresh and inviting living space. Recent improvements include new flooring, windows, and a brand-new boiler, ensuring comfort and efficiency throughout.

The property boasts a cosy sitting room, a separate dining room, and a bright sunroom that offers additional versatile living space. The newly fitted galley kitchen has been thoughtfully designed, providing ample storage and workspace, and leads to a stylish new downstairs shower room.

Upstairs, two generously sized double bedrooms offer comfortable accommodation, with the principal bedroom benefiting from newly fitted wardrobes. A sleek and contemporary new family bathroom completes the first floor.

A real bonus is the basement, offering excellent potential for conversion-perfect for a home office, additional living space, or storage.

The low-maintenance rear garden is a private and peaceful retreat, featuring a gated off-street parking space - an enviable asset in this sought-after location.

Ideally positioned with the entrance of Pittville Park being at the end of road, and within half a mile The Brewery Quarter, and Cheltenham Leisure Centre, this superb home offers convenience, character, and modern living in a prime setting.

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.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, 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 via North Place, turn left on to the A4019. Continue on and take the right turn onto Dunalley Street; continue on, passing across Brunswick Street. At the end of Brunswick Street, turn left onto Marle Hill Parade and then left again onto Hanover Street. The property can be found on the left handside.

What3Words: ///valley.reply.bleak

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

FAR/SB/KF/20022025

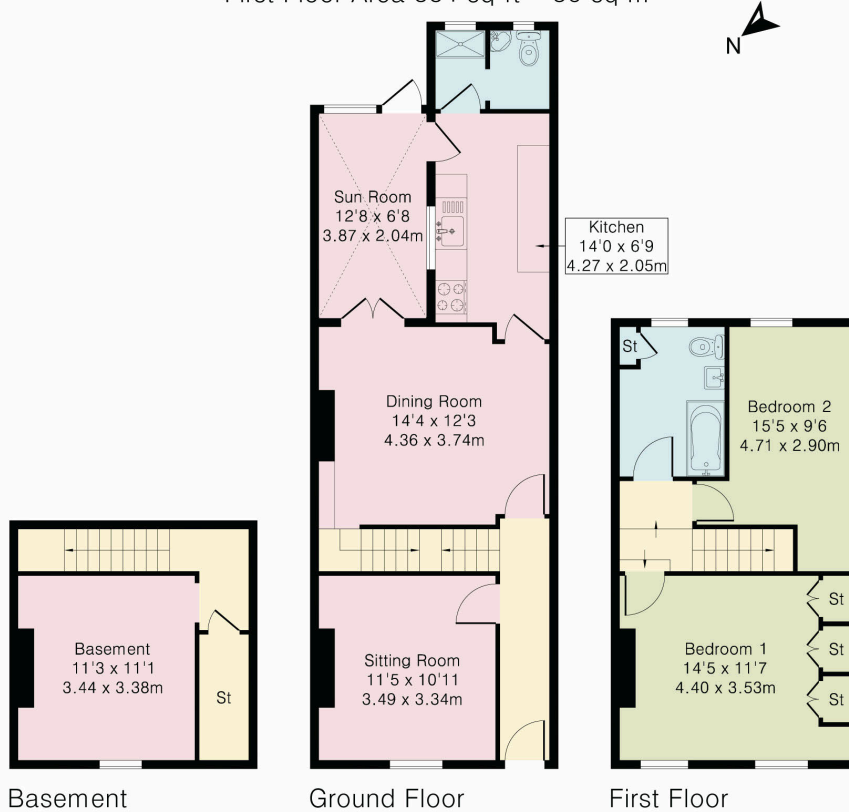
We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG
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Approximate Gross Internal Area 1199 sq ft - 112 sq m

Basement Area 205 sq ft – 19 sq m
Ground Floor Area 610 sq ft – 57 sq m
First Floor Area 384 sq ft – 36 sq m



Basement

Ground Floor

First Floor

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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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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.

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