

# Perry Bishop

PROPERTY MADE PERSONAL

Upper Park Street, Cheltenham, Gloucestershire GL52 6SB



\*\* FOR SALE BY AUCTION \*\* • Mid-terrace house • Two bedrooms • Rear garden • No through road  
• EPC G



## Key Features



2  
Bedrooms



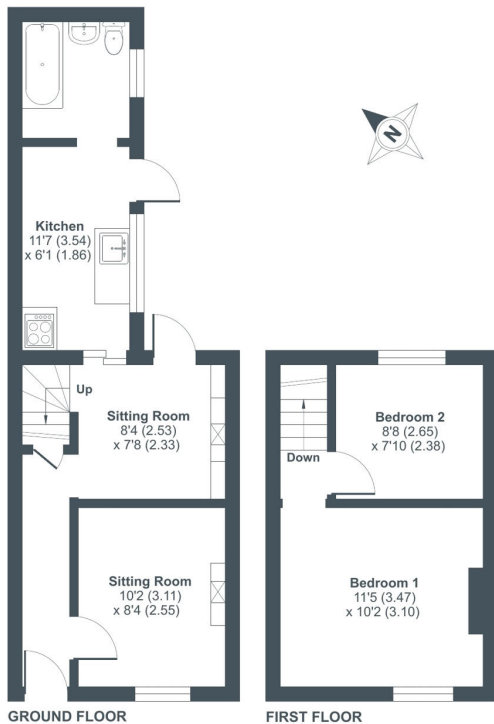
1  
Bathroom



2  
Receptions

## Upper Park Street, Cheltenham, Gloucestershire, GL52

Approximate Area = 543 sq ft / 50.4 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2025. Produced for Perry Bishop. REF: 1230460

PerryBishop

## About the property

A two bedroom terraced period cottage-style home located on a no-through residential road of similar residential properties, within a mile from Cheltenham Town Centre.

Requiring extensive modernisation throughout, this period home provides an entrance hall, front reception room, rear dining room with access to rear garden, kitchen and downstairs bathroom on the ground floor and two bedrooms upstairs.

## AGENTS' NOTE

AGENTS NOTE - due to the condition of the property, a mortgage is highly unlikely to be obtained so we are seeking CASH BUYERS ONLY.

## FOR SALE BY TRADITIONAL ONLINE AUCTION

AUCTION CLOSES 12 NOON, FRIDAY 21ST FEBRUARY

This property is for sale by traditional online auction.

Please visit the Perry Bishop website and click 'menu' then 'Auctions' and then 'View our auction properties'

In order to bid click 'Register' and verify your email

Then do the following via the 'Dashboard':

- Join the watchlist
- Pass an ID check
- Enter your payment details

## 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, 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 along London Road in an easterly direction to the traffic light junction at Hales Road. Turn left and then immediately right into Upper Park Street where the property will be found on the left, towards the end of the road.

What3Words: ///asks.tins.agree

## 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

CHE/SB/MS/24012025

## We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: cheltenham@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.

