

PerryBishop

PROPERTY MADE PERSONAL

Duke Street, Cheltenham, Gloucestershire GL52 6BP



Period end terraced house • Two bedrooms • Dual aspect sitting room • 15ft dining room • Fitted kitchen with access to the garden • Useful cellar room • Dual aspect 12ft double bedroom • Courtyard garden • EPC D

Duke Street,

Cheltenham, Gloucestershire GL52 6BP

Key Features



2
Bedrooms



1
Bathroom



2
Receptions

About the property

This charming two-bedroom period end-of-terrace home is situated in a quiet one-way street in the sought-after Fairview area, conveniently close to Cheltenham town centre and local amenities.

Full of character, this very well-presented and generously proportioned property is approximately 981 sq ft and briefly comprises an entrance hall, a 12ft dual-aspect sitting room, and open-plan kitchen/dining room with a contemporary fitted kitchen and range of high and low level units with oak work surfaces and integrated appliances. The property also benefits from a useful basement room - an ideal snug or office space for the home worker.

On the first floor, you'll find two well-sized bedrooms, including a 12ft principal bedroom, both of which enjoy dual aspects, as well as a recently fitted three piece bathroom suite.

To the rear, there is a garden with brick wall boundaries.

This delightful home also boasts gas central heating and double glazing, adding to its appeal and comfort.

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 and the eastern end of High Street, proceed through two sets of traffic lights along London Road. Then around half way along and before the next set of





lights, turn left into traffic lights with Hewlett Road. Continue along Hewlett Road turning second right into Duke Street where the property will be found on the left.

What3Words: ///soil.bucks.whips

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected. N.B There is a flying freehold over the kitchen of the next door property.

Local Authority

Cheltenham Borough Council

Council Tax Band- C

Our reference

CHE/RM/MS/02042025

We'd love to hear from you

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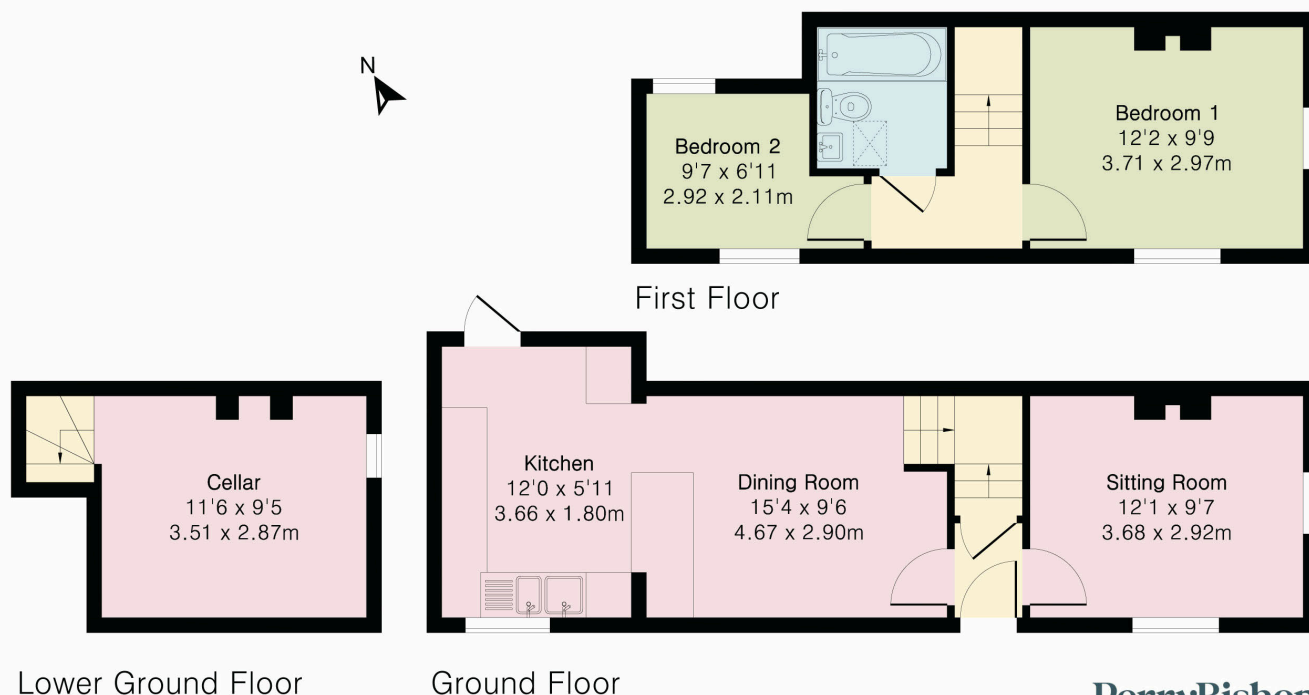


Approximate Gross Internal Area 981 sq ft - 91 sq m

Lower Ground Floor Area 128 sq ft – 12 sq m

Ground Floor Area 491 sq ft – 45 sq m

First Floor Area 362 sq ft – 34 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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