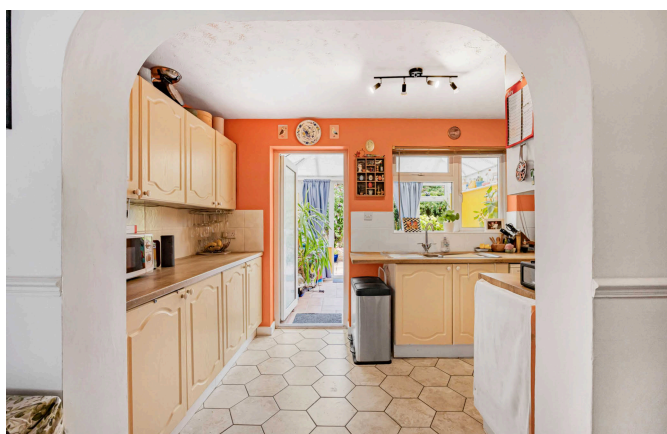


**Charles Street,** Cheltenham, Gloucestershire, GL51 9HH



Charming two-bedroom period home • Two separate reception rooms • Convenient downstairs WC • Versatile basement room • Flexible layout over three floors • Two double bedrooms • EPC C



# Charles Street,

Cheltenham, Gloucestershire, GL51 9HH

## Key Features



2  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

A well-presented and deceptively spacious two-bedroom period terraced home, ideally located within walking distance of Cheltenham town centre, parks, and local amenities.

The ground floor offers an entrance hall, a lounge to the front and a separate dining room, leading to a kitchen and bright conservatory. There is also a downstairs WC for added convenience.

Upstairs, there are two double bedrooms and a family bathroom, all arranged off a central landing.

The property further benefits from a versatile basement room, perfect for use as a home office, gym, hobby space or additional storage.

Positioned in a sought-after residential street just moments from local shops, schools, and transport links, this home offers

an excellent opportunity for first-time buyers, investors, or downsizers alike.

## 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, known as the gateway to the Cotswolds, is set within easy access to glorious countryside and is famed for its extensive range of festivals, including National Hunt, literature, music, science, art, food and jazz, independent street markets and antique fairs and a vibrant hotel, café and restaurant culture.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities including golf courses, racecourse, theatres, sports centres, cinemas, art galleries, museums and many walking and hiking routes including the famous Cotswold Way.

There are excellent communications to other nearby centres via the M5 with easy access to Bristol, Birmingham, the Southwest and Wales. There is a mainline railway station with direct services to London; an extensive bus network including National Express direct to both London and Heathrow and cycling is easy via the many dedicated cycling routes.







### Directions

From Perry Bishop, head northwest toward the town centre and continue straight along Bath Road past Montpellier Villas. At the junction with Suffolk Parade, carry on until you reach Suffolk Road, then turn left. Follow Suffolk Road for a short distance and take the next right onto Charles Street where the property will be located on your left-hand side shortly after turning in.

What3Words: ///herds.refuse.dogs

### 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/NB/MS/30072025

### We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: [cheltenham@perrybishop.co.uk](mailto:cheltenham@perrybishop.co.uk)





**Approximate Gross Internal Area 1163 sq ft - 108 sq m**

Basement Area 186 sq ft – 17 sq m

Ground Floor Area 590 sq ft – 55 sq m

First Floor Area 387 sq ft – 36 sq m



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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.  
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