

Hatherley Street, Cheltenham, Gloucestershire, GL50 2TT

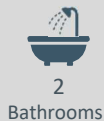
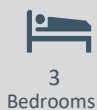


- Victorian mid-terrace home
- Extended to the rear
- Flexible layout
- Kitchen and dining space improved by extension
- Double garage to the rear
- EPC To be confirmed

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Cheltenham, Gloucestershire, GL50 2TT

Key Features



About the property

A well-proportioned Victorian home, extended to the rear and offering a flexible layout, with the rare advantage of a double garage, set within the sought-after Tivoli area.

The property is arranged over three levels and combines period character with a practical layout suited to modern living.

The ground floor provides a balanced arrangement of living space, with a sitting room to the front leading through to a dining room. To the rear, the property has been extended to create a larger kitchen and dining area, offering a more open and usable space for everyday living.

Upstairs, the first floor provides two well-proportioned bedrooms along with a well-fitted bathroom.

The lower ground floor has been reconfigured to create a substantial and versatile additional space, currently arranged as a large bedroom with an adjoining bathroom. With its own front door access, this level offers potential for a range of uses, including guest accommodation, independent living or possible Airbnb use, subject to the necessary consents.

Externally, the property benefits from a low-maintenance rear garden with access to the rear lane. A key feature is the large garage, providing secure parking or additional storage, which is rarely found with properties of this type and location.

A well-located home offering space, flexibility and further potential, within easy reach of Tivoli, Bath Road amenities and Cheltenham town centre.

Amenities

Cheltenham is a Regency spa town known for its elegant architecture, cultural festivals and strong sense of identity, offering a balance of lifestyle, education and connectivity. The town is widely regarded for its broad appeal, combining period charm with a modern and well-served centre.

There is an extensive range of shopping, dining and leisure facilities, from independent boutiques and cafés in areas such as Montpellier and Tivoli, to more comprehensive offerings in the town centre. Cheltenham is also home to a number of well-known festivals throughout the year, including literature, music, science and food, along with the Cheltenham Festival at the racecourse.

The town is particularly well served for education, with a wide selection of highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and The Crypt School, alongside a number of established primary schools.

Cheltenham also benefits from excellent transport links, with easy access to the M5 providing routes to Bristol and Birmingham, as well as a mainline railway station offering regular services to London and other major cities.

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.

Directions

From the Perry Bishop office on Bath Road, head north and turn left onto Suffolk Road. Continue along this road as it becomes Andover Road, then turn left onto Hatherley Street.

The property will be found on the left-hand side, identified by a Perry Bishop for sale board.

What 3 Words: **stiff.agenda.grew**

Services & Tenure

Tenure - Freehold

Electricity – Mains Supply

Water – Mains Supply

Sewerage – Mains Supply

Heating – Gas Central Heating

Local Authority

Cheltenham Borough Council

Council Tax Band - D

Our reference

CHE260188

27th April 2026

We'd love to hear from you

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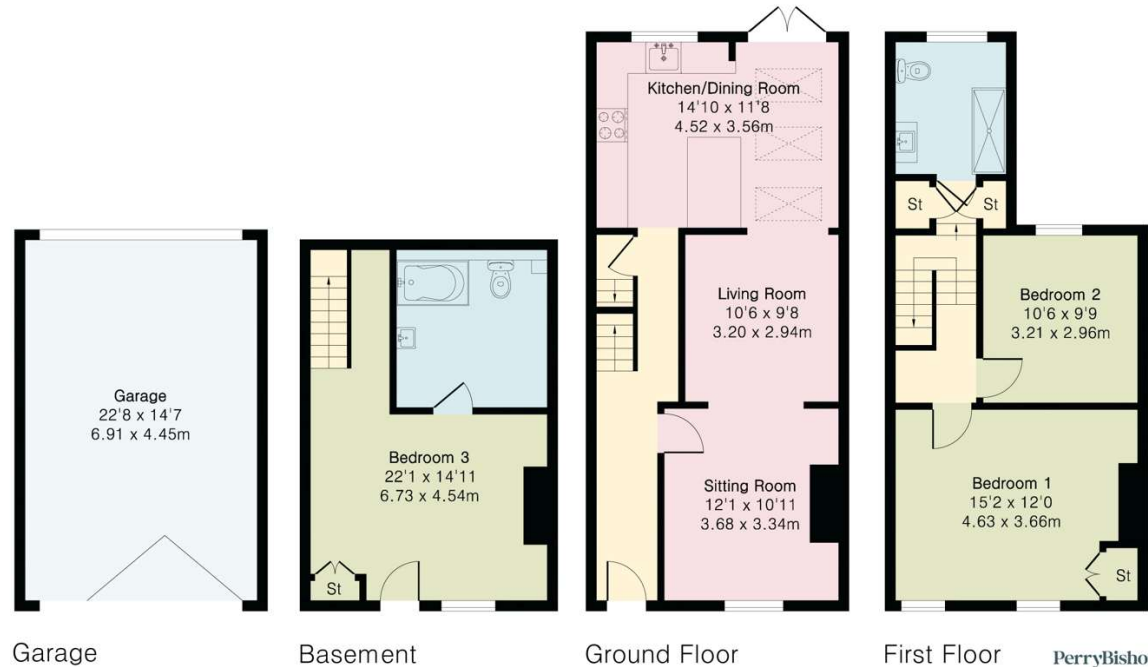






**Approximate Gross Internal Area 1627 sq ft - 152 sq m
(Including Garage)**

Basement Area 328 sq ft – 31 sq m
 Ground Floor Area 534 sq ft – 50 sq m
 First Floor Area 434 sq ft – 40 sq m
 Garage Area 331 sq ft – 31 sq m



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PROPERTY MADE PERSONAL



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. **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.

