

81 Rosehill Street

Cheltenham, GL52 6SQ

Perry Bishop
and Chambers

the agent who keeps you informed



Versatile and spacious terraced house | Three bedrooms | 15ft fitted kitchen
Useful basement/guest room | Good sized private southerly facing rear garden | EPC D

£350,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

81 Rosehill Street

Cheltenham, GL52 6SQ



3 Bedrooms



2 Bathrooms



2 Receptions

This is an attractive and versatile period terraced house offering spacious and well-proportioned accommodation situated close to excellent local amenities and schools, and within easy access of both Charlton Kings and Cheltenham Town Centre.

The well-presented accommodation in brief comprises an entrance hall, a 14ft sitting room with a double glazed bay window to the front and an attractive open fireplace, this opens into a 12ft dining room, to the rear there is a 15ft fitted kitchen with a range of units, space for a table and chairs and door to the garden, there is also a downstairs bathroom with shower over the bath. To the lower ground floor there is a room with a window, which could have a variety of uses.

On the first floor the landing provides access to a part boarded loft, with potential for conversion (subject to necessary planning permission), three bedrooms and a

separate shower room with walk-in shower.

Additional benefits of this impressive family home include gas fired central heating, double glazing and a private, good sized southerly facing rear garden which is predominantly laid to lawn, the current owners had planning approved in 2016 for a single storey extension to the rear, application number 16/01985/FUL.

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

From Cheltenham town centre proceed east along London Road as far as the traffic lights at Hales Road. Turn left here and then second right into Strickland Road. At the far end turn left and then return left again along Rosehill Street as it is a one way street.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. The above should be verified by your Solicitor or Surveyor.

Local Authority

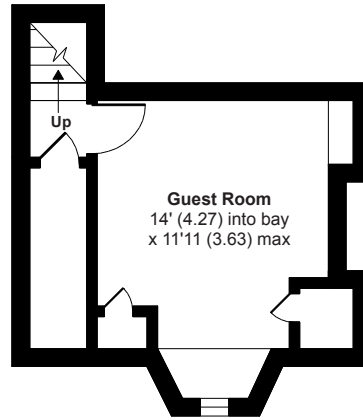
Cheltenham Borough Council

Ref: 25041/71025011/RM

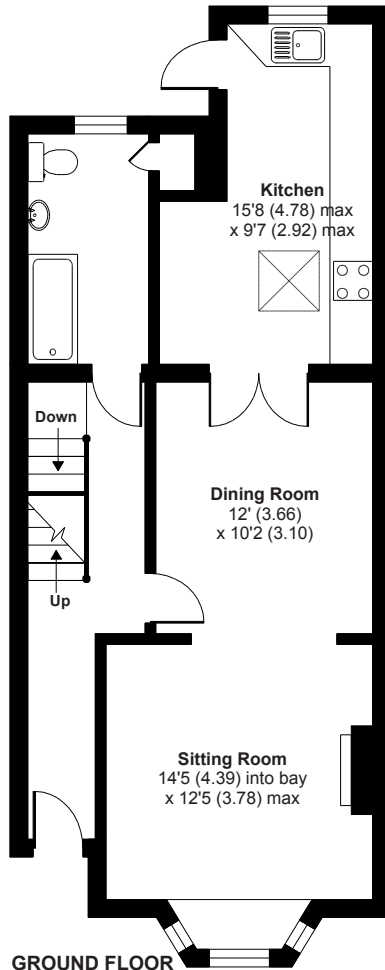


Rosehill Street, Cheltenham, GL52

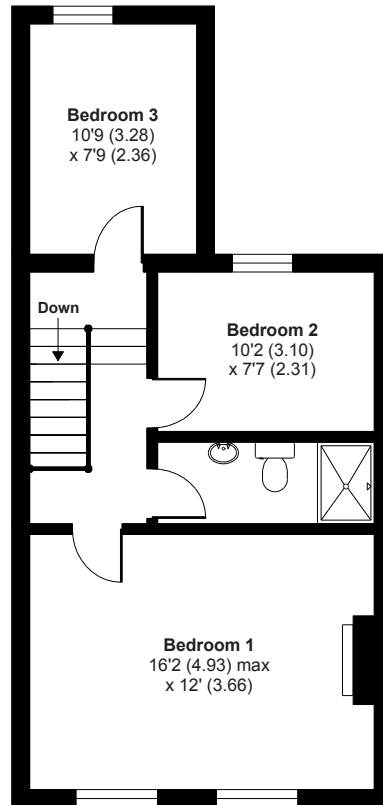
APPROX. GROSS INTERNAL FLOOR AREA 1289 SQ FT 119.8 SQ METRES



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 184937

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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.