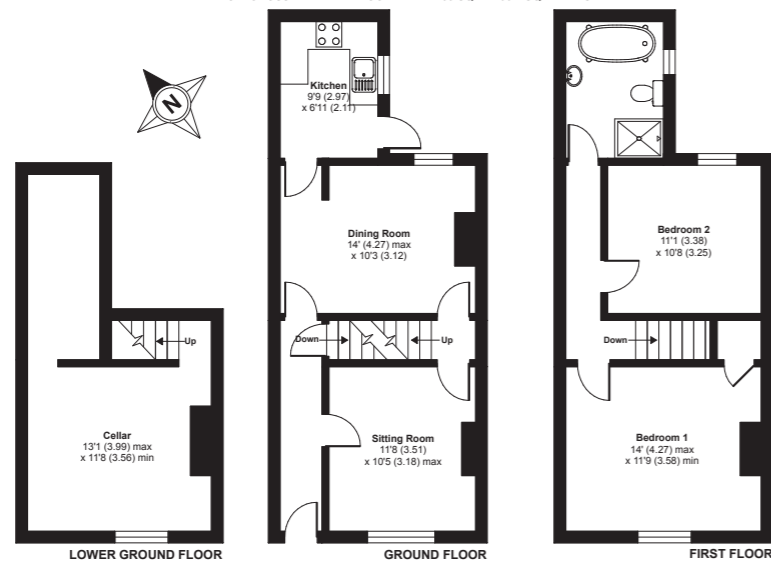


Sandford Street, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1135 SQ FT 105.4 SQ METRES



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.

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8 Sandford Street
Cheltenham GL53 7JW



Spacious period cottage | Fitted kitchen | Cellar/basement room
Courtyard garden | No onward chain | EPC E



£260,000

8 Sandford Street

Cheltenham GL53 7JW



2 Bedrooms



1 Bathroom



2 Receptions

8 Sandford Street is an attractive two bedroom period townhouse located within the popular area of St Lukes, close to the centre of Cheltenham and within walking distance of The Promenade, Cheltenham General Hospital and excellent local amenities.

Offering character features the well-proportioned accommodation in brief comprises an entrance hall, a 11ft sitting room to the front with exposed floor boards and a feature fireplace, to the rear of the property is a 14ft dining room with an attractive fireplace, this leads through to the kitchen which is fitted with a range of units and has access to the garden, there is also a most useful basement/cellar room.

On the first floor the landing gives access to two double bedrooms, with attractive fireplaces and a family bathroom with a separate shower cubicle.

Directions

From the Bath Road Leckhampton area, turn right for into St Lukes Road and just before the church bear left into St Lukes Place and finally left into Sandford Street where the property will be towards the far end on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

Ref: 71023041/24495/RM

