

90 Rosehill Street

Cheltenham, GL52 6SJ

Perry Bishop
and Chambers

the agent who keeps you informed



Period terrace house | Three bedrooms | Open plan kitchen / dining room
Good size rear garden | Basement room | EPC D

£350,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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2 Bedrooms



1 Bathroom



2 Receptions

This property is an attractive and versatile period 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 accommodation in brief comprises of an entrance hall, a sitting room with a double glazed bay window to the front. To the rear is a spacious open plan fitted kitchen/dining room which leads into the rear garden. There is a downstairs bathroom with separate shower cubicle. To the lower ground floor is a useful basement room with potential for conversion if desired. The first floor landing provides access to three bedrooms. Additional benefits of this family home include an enclosed good sized rear garden, patio, lawn, under floor heating in the kitchen and bathroom, gas fired central heating and double glazing.

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

The property is served by mains electricity, gas, water and drainage. The vendor informs us that the tenure is freehold. Please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

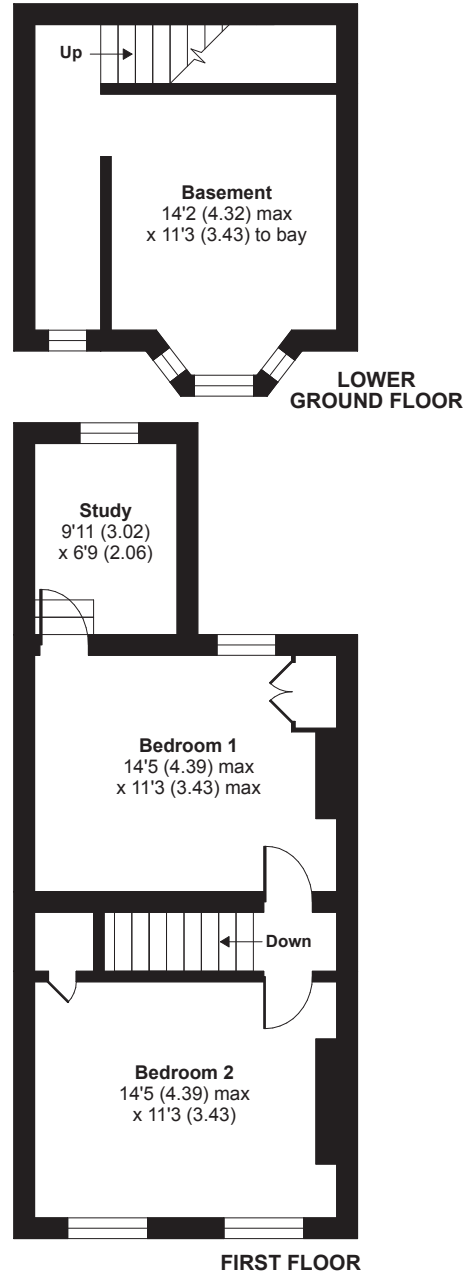
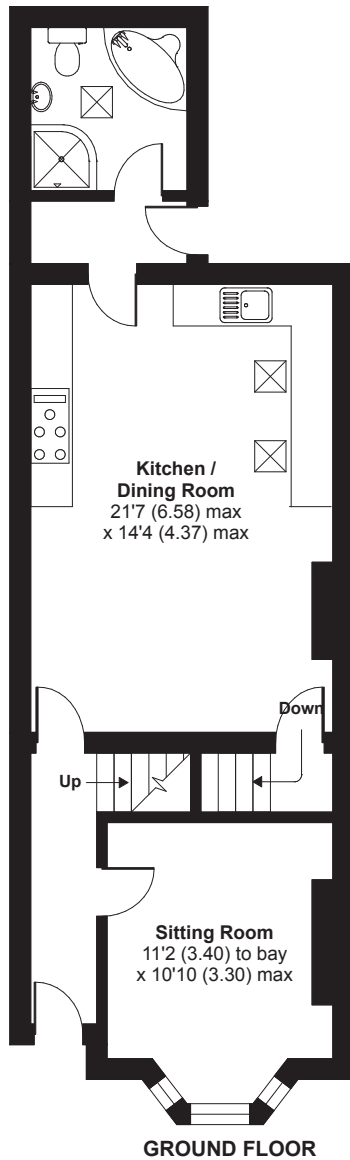
Cheltenham Borough Council

Ref: 71020162/26154/AS



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APPROX. GROSS INTERNAL FLOOR AREA 1318 SQ FT 122.4 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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1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

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