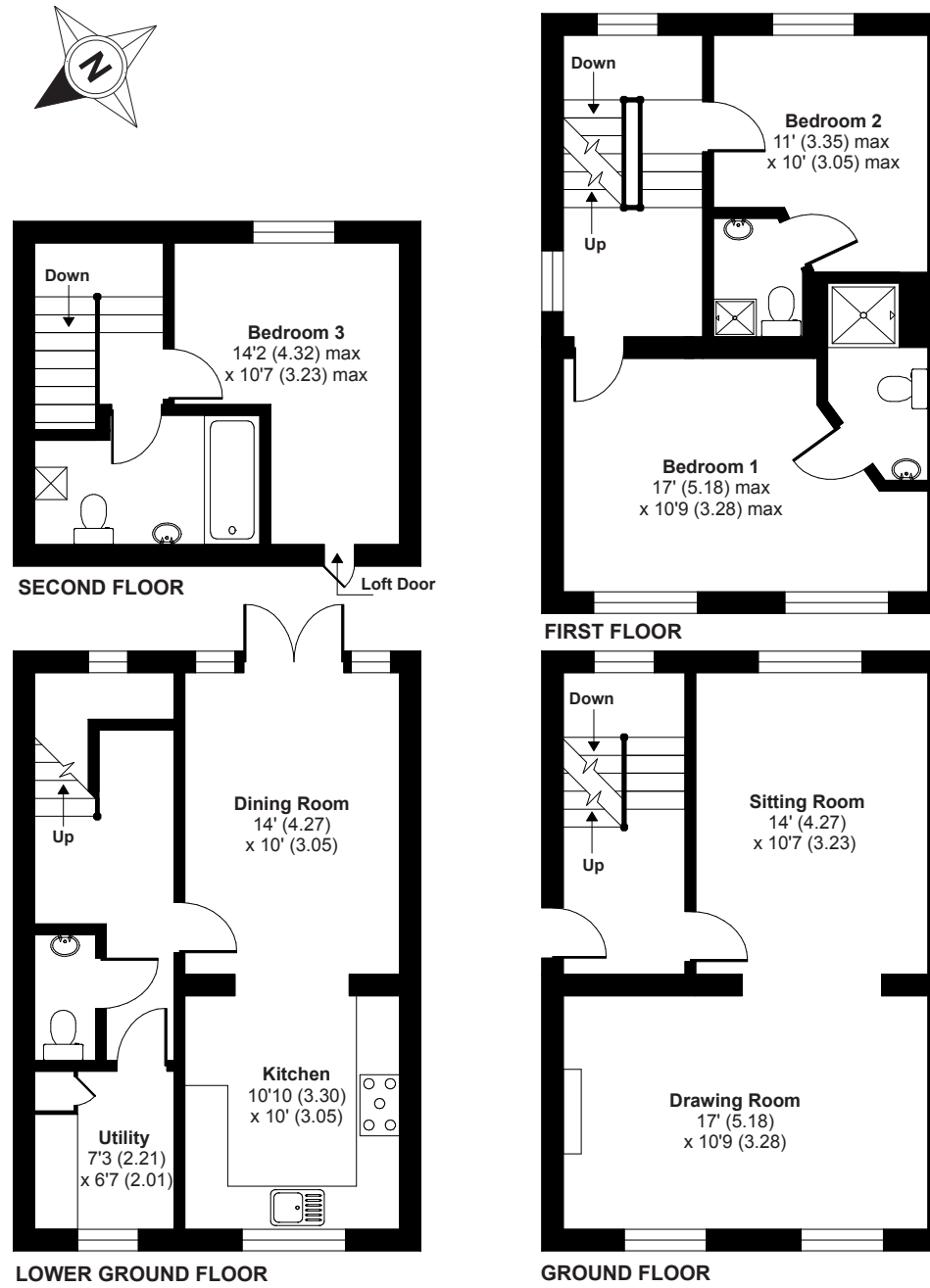




Priory Street, Cheltenham, GL52

APPROX. GROSS INTERNAL FLOOR AREA 1555 SQ FT 144.4 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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Perry Bishop
and Chambers

the agent who keeps you informed

11b Priory Street Cheltenham GL52 6DR



Beautifully presented semi-detached town house | 17ft drawing room | 14ft sitting room
 Modern fitted kitchen/dining room | Garage and off road parking | EPC E

Guide Price £650,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

11b Priory Street Cheltenham GL52 6DR

 3 Bedrooms  3 Bathrooms  3 Receptions

This is a beautifully presented regency style, semi-detached town house located in a lovely tree lined road close to the centre of Cheltenham with a range of excellent local amenities at hand, and the benefit of both a garage and off road parking.

The well-proportioned accommodation is arranged over four floors and in brief comprises an entrance hall with staircase to the first floor, a dual aspect 17ft drawing room with an attractive fireplace with large sash windows to the front aspect, this opens into a 14ft sitting room.

On the first floor there are two double bedrooms both with en-suites. On the second floor there is a further double bedroom, a family bathroom and most useful eaves storage.

To the garden level there is a fitted kitchen with granite work surfaces and a range of built in appliances, this leads through to a breakfast/dining room with double glazed French doors to the garden, there is also an adjacent utility room and cloakroom.

Additional benefits of this fine property include gas fired central heating, double glazing, an enclosed and private courtyard garden, beyond this is a single garage and most useful off road parking for a town centre location.

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 easterly from High Street, at the traffic lights for Hewlett Road and College Road turn right onto London Road and then first left into Priory Street and the property will be found on the right hand side on the corner of Priory Walk.

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: 71026060/24354/RM

