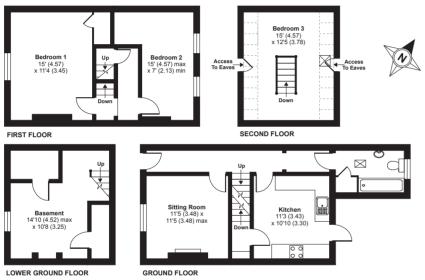
### Market Street, Cheltenham, GL50

APPROX. GROSS INTERNAL FLOOR AREA 1152 SQ FT 107 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



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 guizantee is given on the total square footspace of the property if quicked on this plan. Any fligure given is for intial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF: 222017

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980 **perrybishop.co.uk** 

**Disclaimer:** These particulars should not be relied upon as fact and are not an offer or contract. The seller does not make, nor do we give any warranty. All information should be verified, no survey has been done or testing completed.

# 71 Market Street

Cheltenham, GL50 3NJ









Deceptively spacious end of terraced house | Three bedrooms | Good sized fitted kitchen Close to the town centre | Laid out over four floors | EPC E

£250,000

## 71 Market Street

Cheltenham, GL50 3NI





3 Bedrooms 1 Bathroom



2 Receptions

A beautifully presented period three bedroom end of terraced house offering deceptively spacious accommodation which is arranged over four floors and very conveniently located close to the town centre and local amenities. Offering character features, the accommodation is well-proportioned and in brief comprises an entrance hall, a sitting room with an attractive fireplace and a fitted kitchen.

Steps leading from the kitchen take you down to a renovated basement which provides a relaxing dining area. On the first floor the landing provides access to the master bedroom with exposed floorboards and bedroom two which is a double room. Stairs lead to a third bedroom with space for a double bed and a study area. The property has a small enclosed garden with decked area and lawn. Additional benefits include gas fired central heating and double glazing.

#### Directions

Just north of Lower High Street, turn left at the traffic lights onto Gloucester Road and then the third left onto Market Street where the property can be found shortly 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 County Council

Ref: 71020190/26050/AS







