



Mitre Street, St Lukes, GL53 7JS

In Excess of £400,000





## Mitre Street

St Lukes, GL53 7JS

Well-presented period home in St Luke's, Cheltenham. Three bedrooms, two bathrooms, modern kitchen, private courtyard, permit parking. Freehold. Close to town centre and local amenities.

Council Tax band: C

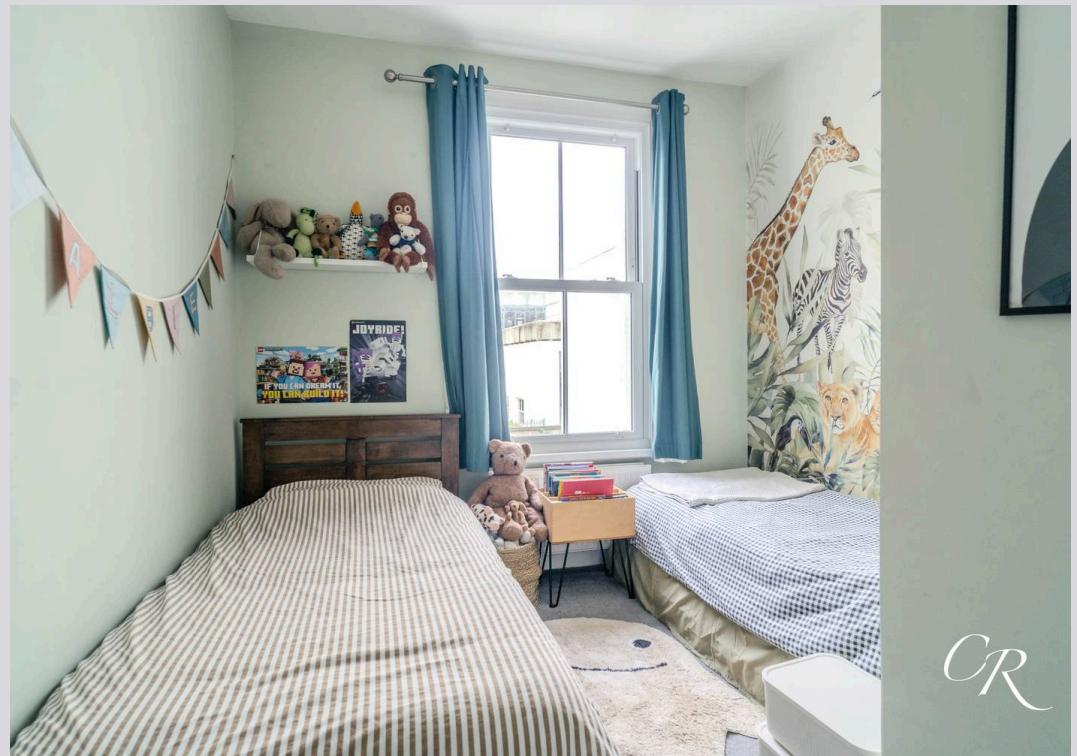
Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Double Bedroom End Of Terrace Home
- Situated In The Popular District of St. Lukes
- Two Bathrooms
- Well Presented Throughout
- Enclosed Courtyard Garden
- On Street Permit Parking Available







This well-presented period home is located within the highly regarded St Luke's area of Cheltenham a short walk to the High Street and offers balanced, light-filled accommodation arranged over two floors, together with a private courtyard garden to the rear. The property is offered freehold, falls within Council Tax Band C, and benefits from permit parking on the street.

**Sitting Room:** Positioned to the front of the property, the sitting room is a welcoming and comfortable space along with tasteful décor and a warm, homely feel. An arched opening leads through to the dining area, creating a natural flow between the reception spaces.

**Dining Area:** The dining area sits centrally within the ground floor and provides ample space for a dining table and chairs. This versatile room works equally well for everyday family use or entertaining and enjoys a pleasant outlook to the rear.

**Kitchen:** The kitchen is fitted with a range of modern units complemented by wooden worktops, tiled splashbacks and a Belfast sink. Integrated appliances include an oven, hob, cooker hood and dishwasher with space for a washing machine and the layout offers good storage and preparation space. A door provides direct access out to the rear courtyard garden.

**Ground Floor Bathroom:** Located to the rear of the property, the family bathroom is fitted with a white suite comprising a bath with shower over, wash basin and WC, finished in a clean, contemporary style.

**First Floor Landing:** Stairs rise from the ground floor to the first-floor landing, providing access to all bedrooms and the shower room.

**Bedroom One:** A generous double bedroom featuring built-in wardrobe storage and dual windows, creating a bright and airy principal sleeping space.

**En-suite Shower Room:** The first-floor shower room is fitted with a modern walk-in shower, wash basin and WC.

**Bedroom Two:** Another well-proportioned double bedroom, ideal as a guest room or child's bedroom, with a pleasant outlook and ample space for freestanding furniture.

**Bedroom Three:** A versatile third double bedroom, well suited for use as a home office, nursery or additional guest room.

**Garden:** The rear garden is a private, enclosed courtyard-style space laid with paving for ease of maintenance, offering a pleasant area for outdoor seating and entertaining.

**Parking:** Permit parking is available on Mitre Street and the surrounding roads.

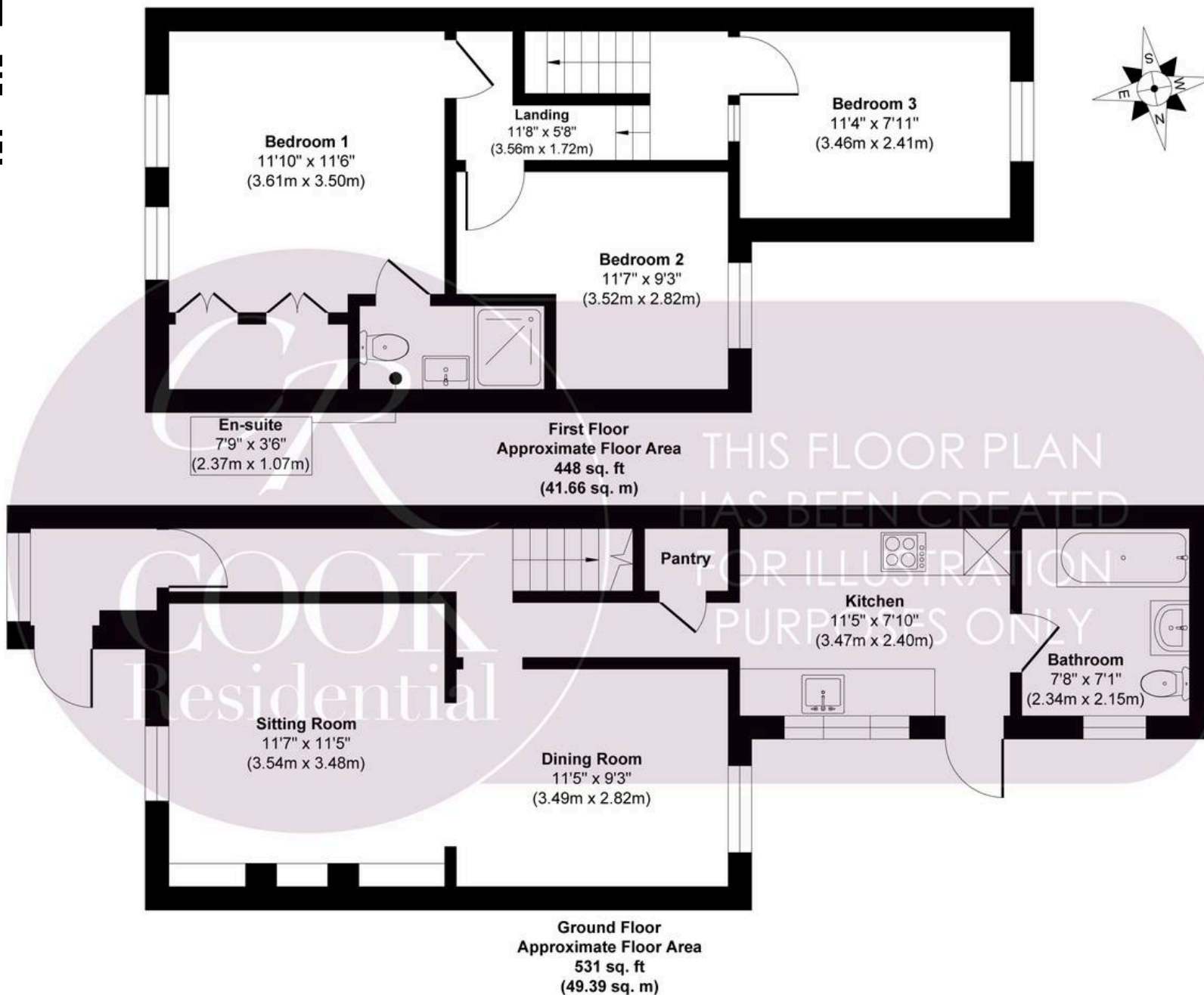
**Tenure:** Freehold

**Council Tax Band:** C

**Location:** Mitre Street is situated within the popular St Luke's area of Cheltenham, offering convenient access to the town centre, Montpellier and Bath Road amenities. The location is well served by local cafés, shops, parks and schools, with Cheltenham Spa railway station and excellent road links also within easy reach.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



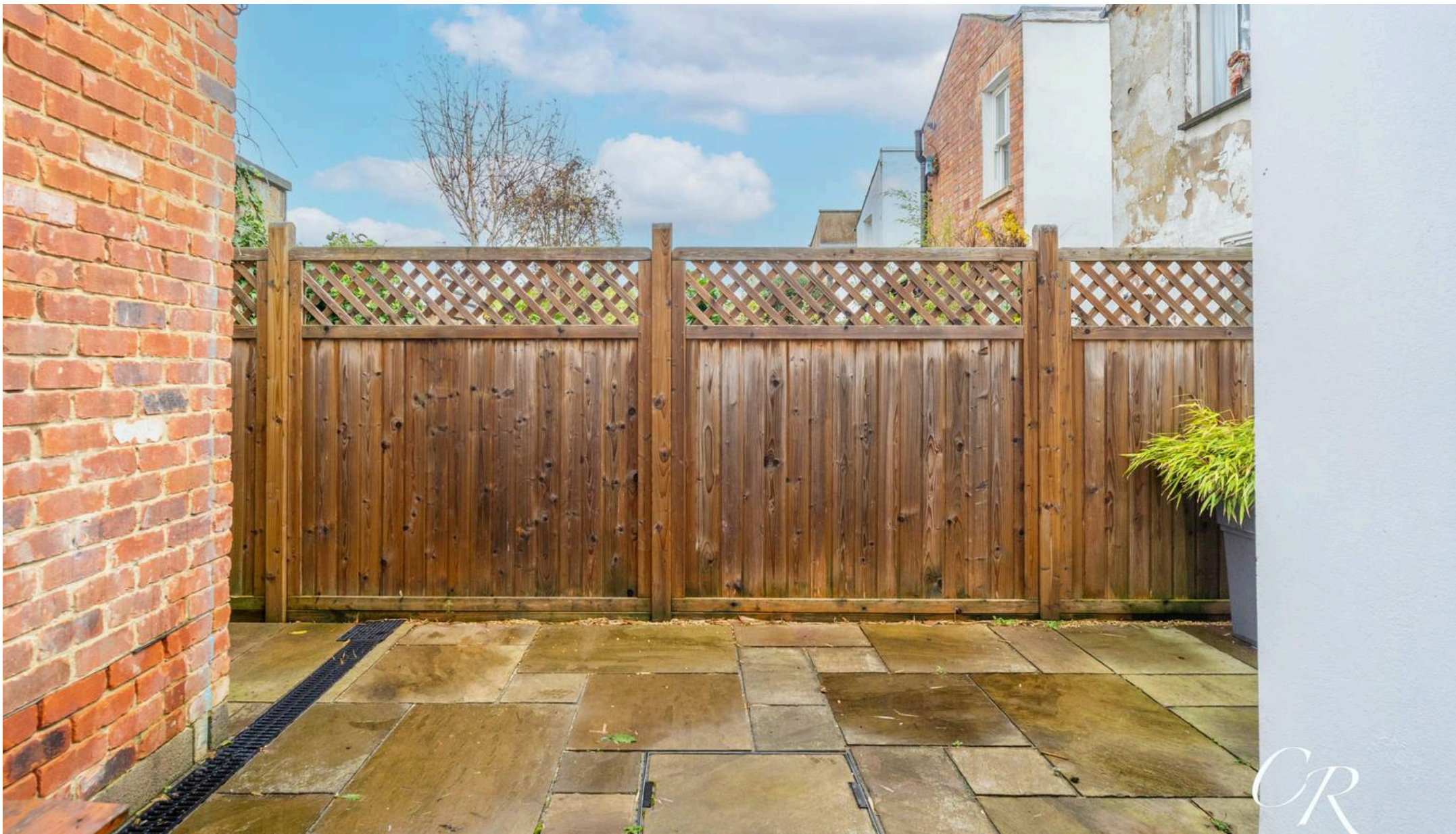


**Approx. Gross Internal Floor Area 979 sq. ft / 91.05 sq. m**

Produced by Elements Property







## Cook Residential

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.