



Albert Street, Town Centre, GL50 4HS
Cheltenham

Guide Price £290,000





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Situated in a popular central Cheltenham location, this attractive period terraced home offers well-balanced accommodation arranged over two floors together with a useful garage to the rear. The property combines character features with practical modern living and benefits from three bedrooms, two reception spaces, a bright, modern kitchen, and a private courtyard garden with access to the garage.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



- Three Bedroom Period Terraced House
- Open Plan Sitting Room And Dining Room
- Popular Central Cheltenham Location
- Ground Floor Bathroom And First Floor WC
- Garage To The Rear Providing Storage Or Parking
- Private Courtyard Garden



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Sitting Room / Dining Room: The ground floor reception space is arranged in an open-plan layout with the sitting room flowing seamlessly through to the dining room, creating a versatile living area ideal for both relaxing and entertaining. The sitting area is positioned to the front of the property and features an attractive focal point fireplace, along with built-in shelving to the alcoves and a large window allowing natural light to fill the space. The dining area sits to the rear and offers plenty of room for a family dining table. Double doors open directly onto the courtyard garden, allowing the room to enjoy good natural light and providing an excellent connection to the outside space. There is also useful storage beneath the stairs.

Kitchen: Accessed from the dining room, the kitchen is fitted with wooden worktops and tiled splashbacks. Integrated appliances include an oven and microwave with gas hob and extractor above. A large window above the sink provides natural light and pleasant views towards the courtyard, while a door gives access to the bathroom, and outside.

Ground Floor Bathroom: The property benefits from a spacious ground floor bathroom fitted with a bath, separate shower enclosure, wash basin with vanity storage and WC.

Bedroom One: A generously sized principal bedroom positioned to the front of the property with two windows allowing for excellent natural light. The room also benefits from fitted wardrobes providing useful storage.

Bedroom Two: A comfortable double bedroom overlooking the rear of the property.

Bedroom Three: A single bedroom which would also make an ideal home office or study.

First Floor WC: A useful additional upstairs WC and wash basin.

Outside: To the rear of the property is a private paved outside space which provides access to the garage offering valuable storage or parking.

Garage: Located to the rear of the property the garage provides excellent storage space.

Additional Information

Tenure: Freehold

Council Tax Band: D

Location: Albert Street is conveniently positioned within easy reach of Cheltenham town centre, offering excellent access to the town's wide range of amenities including independent shops, cafés, restaurants and leisure facilities. The pedestrianised High Street and the vibrant Brewery Quarter are both within comfortable walking distance, providing a variety of dining, retail and entertainment options. Cheltenham is renowned for its Regency architecture and hosts a number of internationally recognised festivals including literature, jazz, science and food festivals, as well as the famous Cheltenham Festival at Prestbury Park Racecourse.

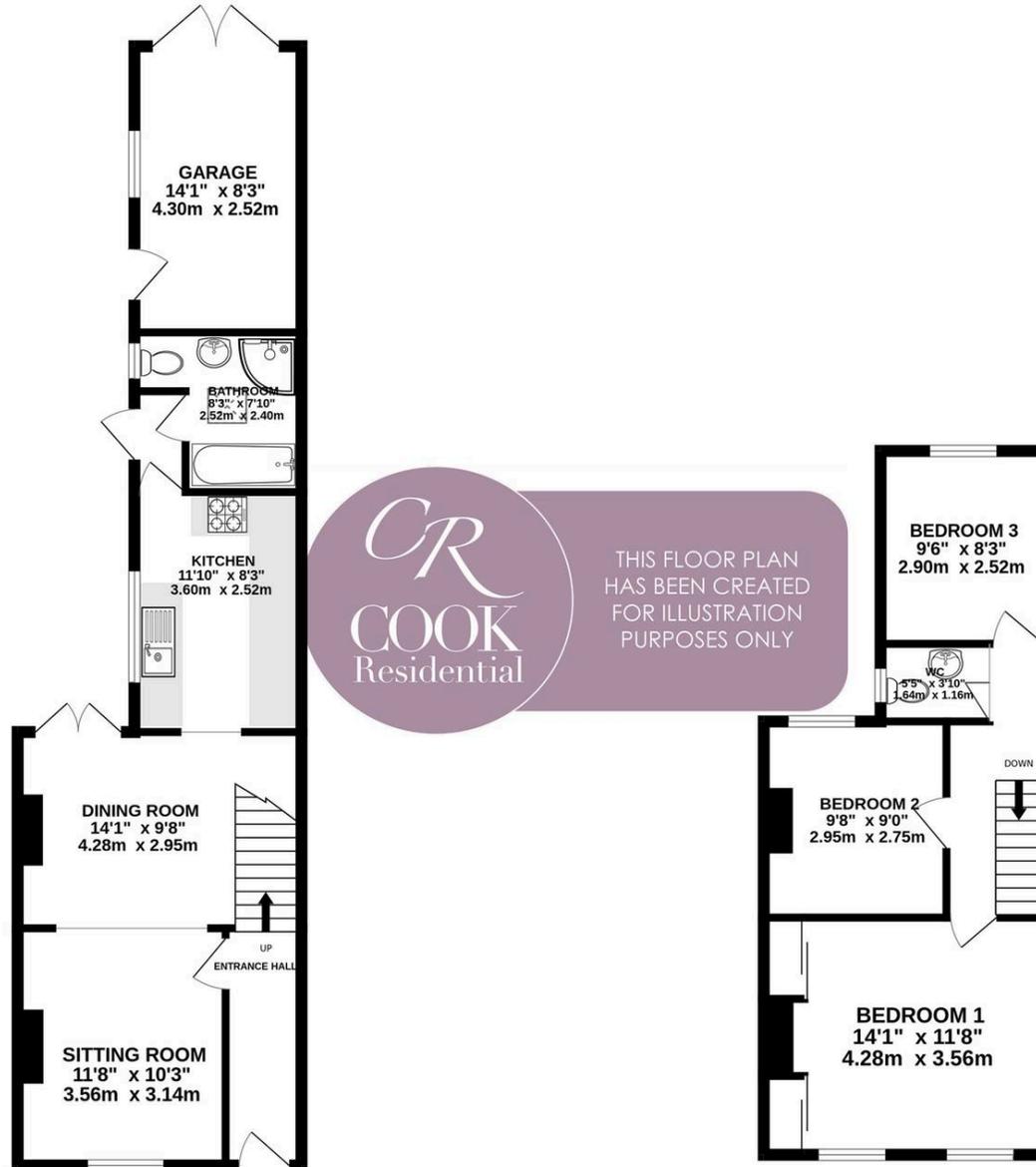
The property is well placed for transport links, with Cheltenham Spa railway station providing regular services to Birmingham, Bristol and London Paddington. Road connections are also excellent, with the M5 motorway accessible via Junctions 10 and 11. There are a number of well-regarded schools in the area, along with parks and green spaces including Pittville Park and Sandford Park, both offering pleasant outdoor spaces close to the town centre.

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GROUND FLOOR
572 sq.ft. (53.1 sq.m.) approx.

1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 974 sq.ft. (90.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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