



**33 Windsor Street, Cheltenham, GL522DG**

**£425,000 Freehold**

**hmt**  
SALES & LETTINGS

A very well presented 3 bedroom period house in a popular location close to Pittville Park and a short stroll from the town centre. The property is arranged over 4 levels and offers well laid out accommodation. Entrance hall leads to Sitting Room with feature open fireplace, steps down from the hall lead into the Kitchen/Breakfast Room which in turn leads to the beautifully stocked courtyard patio garden. There is a Cloakroom plus a Utility and very useful Cellar storage. Upstairs there are 2 good sized double Bedrooms, a good single and a family Bathroom with bath and shower cubicle. There is also the rare benefit of a private parking space adjacent to the property.

**£425,000 Freehold**





### Entrance

UPVC entrance door leading to hall with timber flooring throughout, door to sitting room and steps down to kitchen/breakfast room, door off hall to useful storage cellar space (low ceiling).

### Sitting Room

4.21m x 3.62m (13'10" x 11'11")

Double glazed window to the front, flooring continues from hall, double panel radiator, feature open fireplace with cast iron grate over tiled hearth with timber surround and mantle over.

### Kitchen/Breakfast Room

5.50m max x 5.92m max (18'1" max x 19'5" max)

Breakfast Area ; Timber floor continues from hall. Space for large table, door and window to garden, Velux sky light window.

Cloakroom with low flush WC and hand basin. Storage cupboard.

Kitchen Area: Tiled flooring throughout, modern range of eye and base level units with roll top work surfaces over and cupboards under, tiled splash backs, single drainer stainless steel sink unit with mixer tap. Built-in double oven, 5 ring gas hob with extractor over, built-in slim line dishwasher. Double glazed window overlooking the garden. Door leading to;

### Utility Room

3.37m x 1.90m (11'1" x 6'3")

Range of base and eye level units with roll top work surfaces, wall mounted shelving, space and plumbing for washing machine, space for tumble drier, further appliance space, coat hanging space, tiled floor , double panel radiator, wall mounted gas fired boiler serving domestic hot water and central heating, door to garden.

### Bedroom 1

3.81m x 3.63m (12'6" x 11'11")

Double glazed window to front, single panel radiator.

### Bedroom 2

3.12m x 3.20m (10'3" x 10'6")

Double glazed window to rear, single panel radiator.

### Bedroom 3

2.76m x 1.90 (9'1" x 6'3")

Double glazed window to front, single panel radiator.

### Bathroom

2.66m x 2.27m (8'9" x 7'5")

Modern suite comprising of panelled bath , wash basin with storage under, low flush WC, large walk-in shower cubicle with rain shower head plus separate riser, extractor fan, window to rear.

### Outside

To the front is an enclosed garden with planted borders and lavender beds bordered by railings.

There is a gated side access leading to the rear flag stoned courtyard with railway sleeper raised borders stocked with various plants and shrubs.

There is also the rare benefit of a private parking space adjacent to the property.

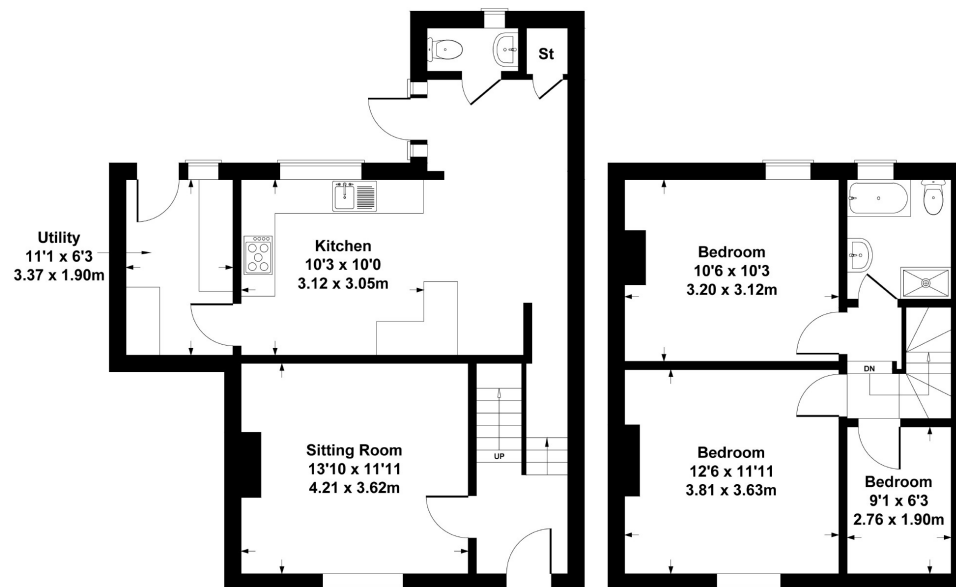
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# 33 Windsor Street, Cheltenham, GL52 2DG

Approximate Gross Internal Area

1018 sq ft - 95 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(50-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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