



123 St Georges Road, Cheltenham Gloucestershire GL50 3EG

123 St Georges Road, Cheltenham Gloucestershire GL50 3EG

A substantial end-terrace property in central Cheltenham, offering a well presented three-bedroom home plus a self-contained one-bedroom apartment under a single freehold title. Ideal for investors, multi-generational living, or buyers seeking rental income, all within walking distance of Cheltenham Spa station and town centre.











Set over three spacious floors, this period end-terrace home presents a rare opportunity to purchase a versatile freehold property combining a generous three-bedroom family home with a self-contained one-bedroom apartment. Situated in a convenient central Cheltenham location, the property is within easy walking distance of Cheltenham Spa railway station, Waitrose, local amenities, and the vibrant town centre.

The principal residence occupies the upper two floors and has been thoughtfully maintained, offering spacious and flexible accommodation throughout. A recessed entrance leads into a welcoming hallway, opening into an impressive dual-aspect reception room with clearly defined sitting and dining areas, creating an ideal space for both everyday family living and entertaining.

To the rear, the contemporary fitted kitchen features quartz worktops, an excellent range of storage units, a double ceramic sink, and integrated appliances including an oven, hob, dishwasher, washing machine, and large American-style fridge freezer.

Upstairs, the split-level landing leads to three well-proportioned bedrooms. The principal bedroom overlooks the rear, while the front of the property offers a generous double bedroom and a single bedroom, ideal as a nursery or home office. A spacious modern family bathroom is fitted with a white suite including a bath, separate shower enclosure, wash basin, and WC.

From the dining area, an external staircase leads down to an enclosed paved courtyard garden (c.18'x15'), providing a low-maintenance outdoor space ideal for relaxing or entertaining.

The lower ground floor comprises a self-contained one-bedroom apartment with its own private entrance. The accommodation includes an entrance hall, living room, double bedroom, shower room, and a spacious kitchen with access to a courtyard garden. While requiring some cosmetic updating, the apartment offers significant potential to add value and generate rental income.

The property benefits from gas-fired central heating and double glazing throughout, with the house and apartment operating independently while remaining under a single freehold title.

Offering exceptional flexibility, this property is perfectly suited to buyers seeking multi-generational living, a home with additional income potential, a serviced accommodation opportunity, or a long-term investment.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

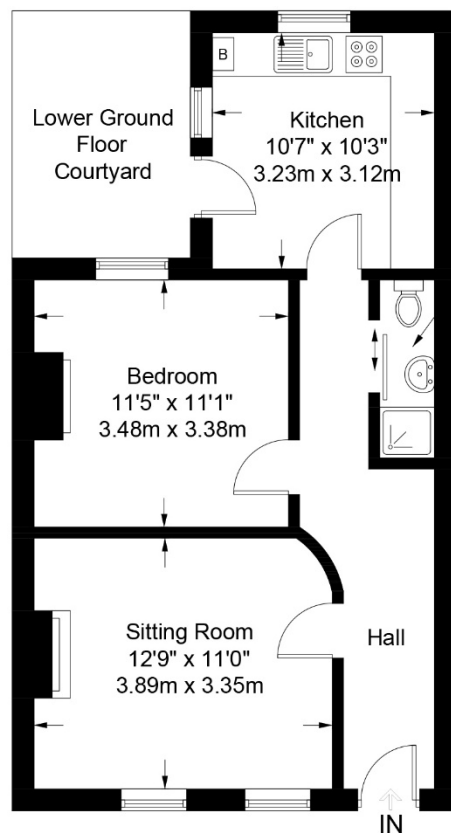
Council Tax: House: Band D. Basement Flat: Band A.

EPC: House: Band D (65/86). Basement Flat: Band D (68/77)

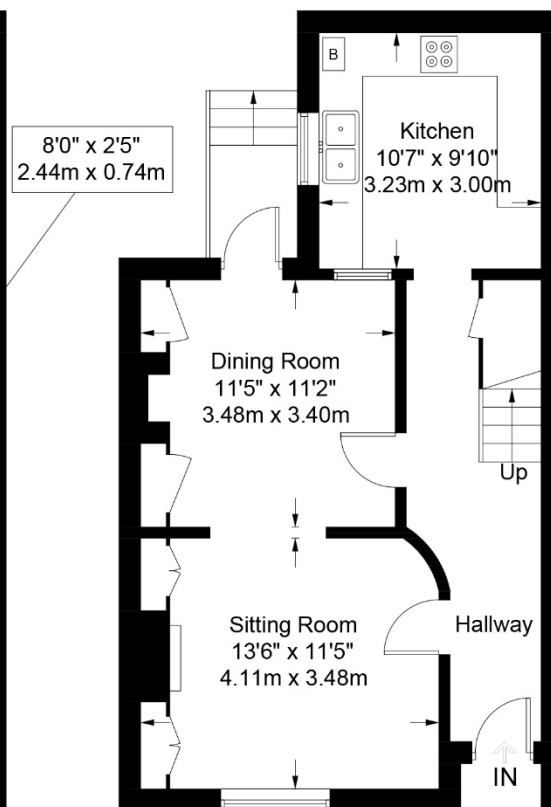
Parking: Resident parking scheme.



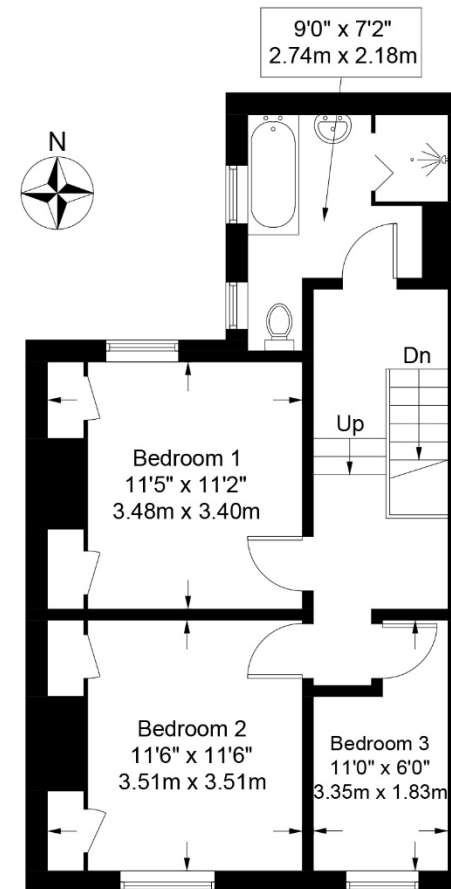




LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR

123 St Georges Road, Cheltenham Gloucestershire GL50 3EG
 Approximate Gross Internal Area 1563 sq ft / 145.2 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

readmaurice 

48 Andover Road, Cheltenham GL50 2TL
 Tel: 01242 241122
 Email: post@readmaurice.co.uk
www.readmaurice.co.uk