



10 St Annes Terrace, Cheltenham, Gloucestershire GL52 6AL

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A well-proportioned period town house which benefits from a rear ground floor extension located in a quiet side street close to facilities. Comprising entrance hall, double reception room, modern fitted kitchen/breakfast room, cellar room with cloakroom, two bedrooms and bathroom. 17'x15' rear garden.





A well-presented period town house with modern interiors in a quiet location off the Hewlett Road close to central Cheltenham.

Entering the house on the ground floor, the front door opens into an entrance hall with stairs leading to both the basement and first floor. A door leads to a generous double reception room offering wooden floors, high ceilings and two chimney breasts. an open access flows through to the kitchen/breakfast room which features modern base and wall mounted units, quartz surfaces and built in appliances (oven, hob, hood, washing machine and dishwasher). Overhead lantern style roof light, window and glazed double doors fill this space with brightness, whilst double doors give access to the garden.

The lower ground floor features a cellar room and a cloakroom fitted with a modern white suite.

The first floor is occupied by two bedrooms both with period fireplaces and a well-appointed bathroom fitted with a whites suite comprising W.C., basin, bath and shower.

The property includes a rear garden (c.17'x15') which is enclosed by brick walling with both paved and timber decked sitting out areas.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band C

EPC: C (72/89)

Parking: On street resident permit parking.

Central Heating: Gas fired to radiators and electric underfloor.

Windows: uPVC framed double glazed windows.





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Approximate Gross Internal Area 1133 sq ft / 105.2 sq m (including basement)

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. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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