

HUNTERS®

HERE TO GET *you* THERE



Brunswick Street

Cheltenham, GL50 4HA

Offers In Excess Of £180,000



Council Tax: B



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Welcome to Brunswick Street, one of the first and oldest residential streets in St Pauls. This lovely two-bedroom town house has a modern kitchen and bathroom and, having been a rental property, has had regular gas and electricity checks in keeping with legislation.

This fine home is offered to the market at a very attractive guide price to reflect the fact that the property does require cosmetic updating, but with the kitchen and bathroom being in good condition, the fitting of new carpets and a full redecorate will do wonders with this house. (no structural survey has taken place).

The West facing rear garden is laid to lawn and enjoys a good degree of privacy with close panel fencing to the boundaries. Inside, the property offers the following accommodation: -

The living room sits to the front 'east facing' direction with a door leading into the dining room. The dining room in turn leads to the kitchen, which is located in the original protrusion with the bathroom off to the right.

On the first floor there are two good sized bedrooms, with bedroom one facing the front elevation and bedroom two facing the rear.

SUMMARY:

This is a fabulous starter home which requires some simple decorative upgrading. The house will be cheap to run and sits within the Cheltenham town boundary with all the services and assets that come with town living. At the end of Brunswick Street is the entrance to the 'Brewery Quarter' offering a wide choice of restaurants, a gym, a multi-screen cinema and much more.

Brunswick Street is one of the first roads to be built in St Pauls and some of the homes date back to 1806. We don't think this particular home dates that far back, but it is definitely a great traditional house, with character and perfect for buying to rent or buying as a home.

We highly recommend this property.

All viewings are by appointment only.

Tel: 01242 528500

- A Charming Two Bedroom Victorian Town House
- Modern Kitchen
- Gas Central Heating
- No Onward Chain
- Council Tax Band B | Energy Rating (EPC) C
- Two Reception Rooms
- Modern Bathroom (GF)
- Very Private Rear Garden
- Permit Parking Available (Zone 11)
- Tenure - Freehold

Living Room

9'10" x 11'0" (3.02 x 3.37)

Dining Room

8'11" x 8'8" (2.73 x 2.66)

Kitchen

9'10" x 5'10" (3.02 x 1.80)

Bathroom

9'8" x 4'3" (2.97 x 1.31)

Bedroom One

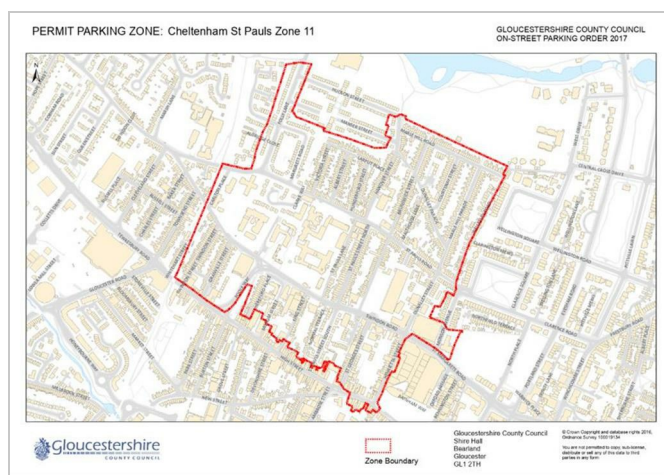
10'0" x 11'2" (3.06 x 3.42)

Bedroom Two

8'10" x 8'11" (2.71 x 2.72)



Parking Zone 11 Map



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
46.2 m²
497 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.