

8 Victoria Street, Cheltenham GL50 4HU

£220,000

naylor powell

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• No onward chain • Two bedroom terrace property • Ideal first time buy and investment opportunity • Well presented thorughout • Central location • Potential rental income of £1,200 pcm • Walking distance to local amenities • Additional basement storage • EPC TBC • Tax Band B - Cheltenham Borough Council £1,832.57 (2026/2027)

59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

01452 941950
hucclecote@naylorpowell.com
www.naylorpowell.com

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Accommodation
Stepping into the property, the entrance hall provides access to the living room, kitchen/dining room and stairs to the first floor. The living room is a generous size and benefits from a window to the front aspect, allowing for plenty of natural light. The kitchen/dining room is equally well proportioned and offers ample storage via a range of floor and eye level units. There is space for an undercounter fridge and freezer, as well as plumbing for a washing machine. From the kitchen, a door leads out to the rear courtyard garden, while a further door provides access to the basement. Benefiting from lighting, the basement offers useful additional storage space.

Taking the stairs to the first floor, the landing provides access to two generously sized bedrooms, with the master bedroom benefiting from a built-in storage cupboard. Completing the accommodation is the family bathroom, fitted with a white suite comprising a WC, wash hand basin and bath with shower over.

Outside
To the front of the property, on street permit parking is available. To the rear, the property benefits from a private, low-maintenance courtyard garden, providing a peaceful outdoor space ideal for relaxing and enjoying the warmer months.

Location
Ideally positioned for easy access to Pittville Park, The Brewery Quarter, and Cheltenham Leisure Centre, this property combines convenience, character, and modern living. Known as the gateway to the Cotswolds, Cheltenham is celebrated for its vibrant calendar of festivals from the world-famous National Hunt Festival to acclaimed music, drama, science, food, and jazz events. The town offers an extensive range of modern shopping facilities, as well as a wealth of recreational and cultural amenities, including golf courses, a racecourse, theatres, and cinemas. Excellent transport connections via the M5 provide easy access to Bristol and Birmingham, while the mainline railway station offers regular services to London.

Material Information
Tenure: Freehold.
Council Tax Band: Tax Band B
Local Authority and Rates: Cheltenham Borough Council £1,832.57 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains Gas - Boiler installed this year
Broadband speed: Standard 8 Mbps, Ultrafast 1000 Mbps.
Mobile phone coverage: EE (Limited) O2 (Likely) Vodafone (Limited) and Three (Limited)

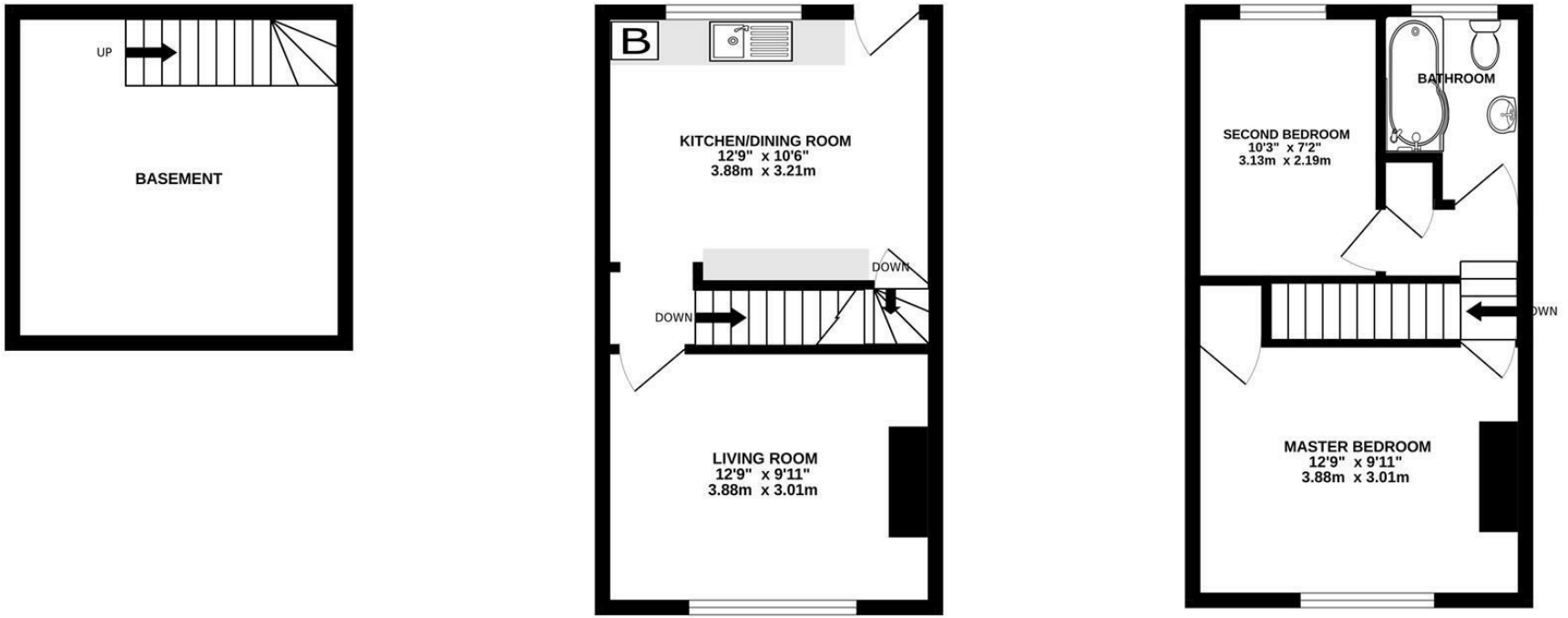




BASEMENT
161 sq.ft. (14.9 sq.m.) approx.

GROUND FLOOR
283 sq.ft. (26.3 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



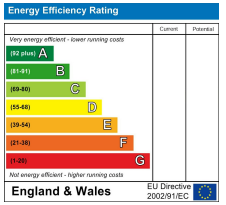
TOTAL FLOOR AREA : 724 sq.ft. (67.3 sq.m.) approx.

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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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