

24 COLLEGE ROAD, ST. LUKES,
CHELTENHAM, GLOUCESTERSHIRE, GL53 7HX

 Charles Lear



24 COLLEGE ROAD

Approaching 2,500sq.ft., this attractive semi-detached town house enjoys a beautiful walled garden and versatile accommodation arranged over four floors. Set back from this sought after road, the property is offered in good order throughout and further benefits from many original character features.

DESCRIPTION

Set back behind wrought iron railings, 24 College Road is approached via stone steps and a recessed porch into a charming reception hall with original staircase to the first floor. The ground floor enjoys two beautifully proportioned reception rooms including a sitting room to the front with a charming fireplace and stunning sash window whilst to the rear is a formal dining room with fireplace and view over the gardens. The kitchen/breakfast room is also situated on the raised ground floor and is fully fitted whilst also enjoying a wrought iron balcony and stairs to the garden. The lower ground floor offers a great deal of versatility with two further reception rooms/bedrooms together with a second kitchen/utility room, a shower room and two storage rooms. The first floor plays host to three bedrooms (one of which is over the first and second floors) and a beautifully spacious bathroom situated on the mezzanine landing. There is a further bedroom on the second floor which is access off a separate staircase and would also offer excellent storage if required. Outside and to the rear of the house is a surprisingly large walled garden presently laid to lawn and offering a good degree of privacy. At the front of the property is an attractive front garden, bounded by wrought iron railings and offering pedestrian side access to the rear garden. Permit parking is readily available in this district.





SITUATION

Standing in the highly regarded and sought-after parish of St Luke's and within meters of the architecturally inspiring church, this fine property is located in the heart of this popular district and close by, there are two beautiful parks, one with a children's play area and also Sandford Park with the famous Lido, a lovely open air pool open during the summer months. Within a very short and enjoyable walk there are several excellent facilities located on the High Street, Promenade and in Montpellier, ranging from bespoke boutiques and cafes to fine restaurants and high street stores.

GENERAL INFORMATION

Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band (F) - £2,742.11 pa. (2020/2021).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 223.0 sq m / 2400 sq ft
 Garden Store = 8.0 sq m / 86 sq ft
 Total = 231 sq m / 2486 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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