

19 VICTORIA TERRACE  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6BN

 Charles Lear



## 19 VICTORIA TERRACE

Having recently undergone a sympathetic programme of refurbishment by the present owner, this spacious three bedroom semi-detached family home enjoys a recently fitted kitchen and bathroom, well proportioned living accommodation, off road parking for two vehicles and a South West facing garden.

- Entrance hall with cloak cupboard and stairs to the first floor
- Beautifully appointed kitchen/dining room
- Spacious sitting room with feature fireplace and sliding glazed doors into the garden
- Three well proportioned bedrooms including two generous doubles
- Contemporary bathroom with modern white suite
- Generous South West facing garden predominantly laid to lawn with pedestrian access
- Off road parking for two vehicles
- No through road location within walking distance of Cheltenham town centre

### DESCRIPTION

A fine example of a renovated 1970's semi-detached family home. Offering the potential to extend, the already versatile accommodation on the ground floor is well complimented by three generous first floor bedrooms. This property has been sympathetically renovated recently by the present owner to a good standard including a new kitchen, bathroom and flooring throughout. Outside and to the rear is a private and South West facing garden laid predominantly to lawn with a patio area for al fresco dining whilst the property also enjoys off road parking for two vehicles at the front.





### SITUATION

Victoria Terrace is a sought after no through road situated within walking distance of a number of local amenities on Hewlett Road and Cheltenham town centre enjoying an array of architecture including a fabulous rendered and painted Period terrace opposite number 19 which is located towards the end of the road on the right hand side. The property is situated within the catchment area for Holy Apostles and St John's Primary Schools.

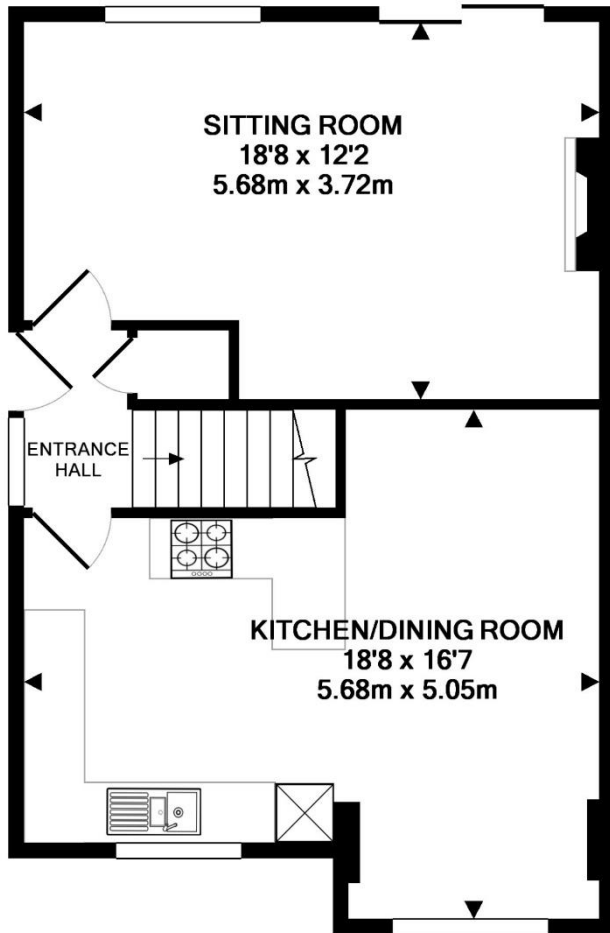
### GENERAL INFORMATION

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

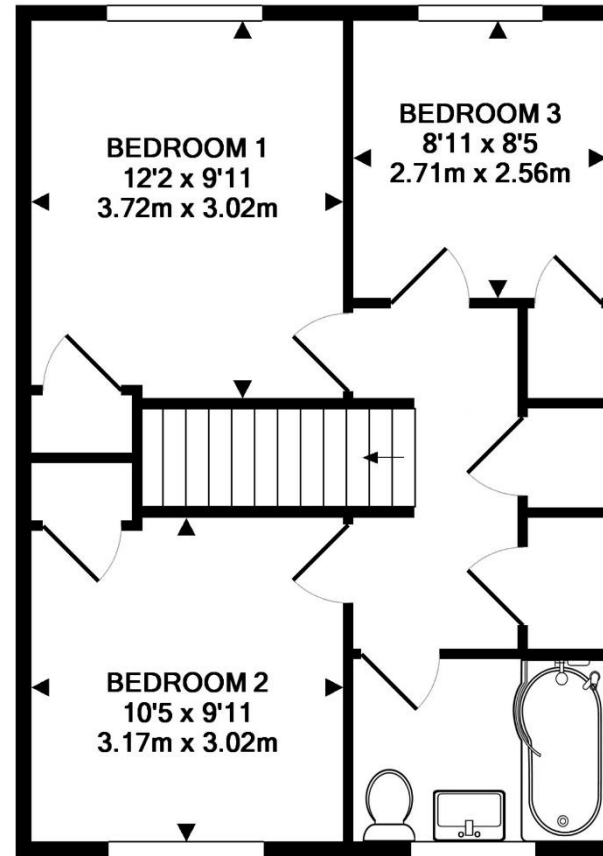
Local Authority:  
Cheltenham Borough Council: 01242 262626.  
Council Tax Band: D - £1,590.87 pa. 2017/2018.

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





GROUND FLOOR  
APPROX. FLOOR  
AREA 510 SQ.FT.  
(47.4 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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