

THE COACH HOUSE, 34 SANDFORD STREET
ST. LUKE'S, CHELTENHAM, GLOUCESTERSHIRE, GL53 7JR



34 SANDFORD STREET

An ideal first purchase, pied-à-terre or holiday let standing in a quiet residential backwater close to the centre of the town and within walking distance of St Luke's Church, Cheltenham General Hospital, Sandford Park and the open air heated Lido together with a wide selection of amenities on Bath Road.

- Sought after town centre location close to an extensive selection of amenities
- Sympathetically restored and updated to the highest standard with travertine tiles and under floor heating throughout the ground floor
- Modern fitted kitchen with a selection of integrated appliances
- Sitting room with dining area
- Two bedrooms and modern shower room
- Pretty, creeper clad south facing courtyard
- Residents permit parking scheme
- Offered chain free

DESCRIPTION

This unique mid-terrace mews style cottage has recently been the subject of a significant amount of updating and restoration and benefits from a very pretty and private south facing courtyard garden. The accommodation is set out over two floors and is both spacious and light and offered in excellent condition. The accommodation comprises of a modern fitted kitchen, a sitting room with dining area which provides access to the garden, and on the first floor there are two good sized bedrooms and a contemporary shower room. The property would make an excellent first time purchase or investment with significant short term let potential.





SITUATION

In a peaceful location, tucked away in the heart of the popular St. Luke's district within a short walk of the parish church, Sandford Park, the historic open air Lido and the General Hospital. Cheltenham enjoys excellent shopping facilities ranging from bespoke boutiques and restaurants together with smaller independent shops and cafes. The town plays host to several well-known schools including Cheltenham College, Cheltenham Ladies College and Dean Close and is regarded as a town rich in culture holding many festivals throughout the year such as Jazz, Literature and racing at Prestbury Park.

GENERAL INFORMATION

Services:

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

Local Authority:

Cheltenham Borough Council: 01242 262626.

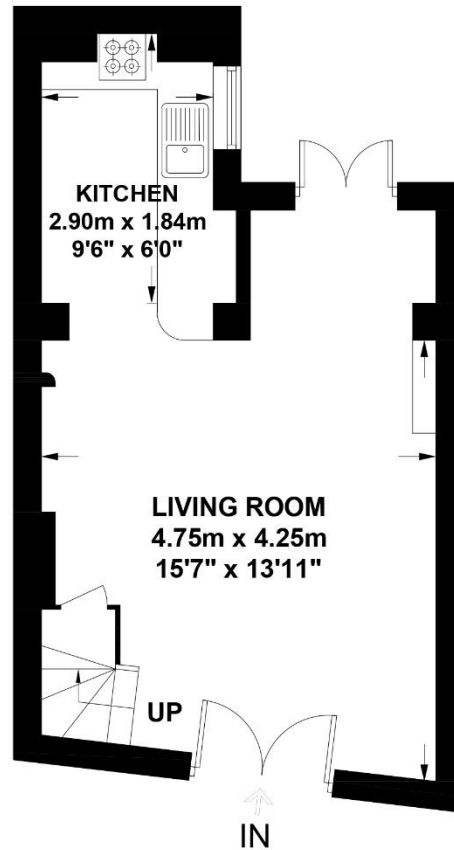
Council Tax Band: (B) - £1,412.95pa. (2020/2021).

VIEWINGS

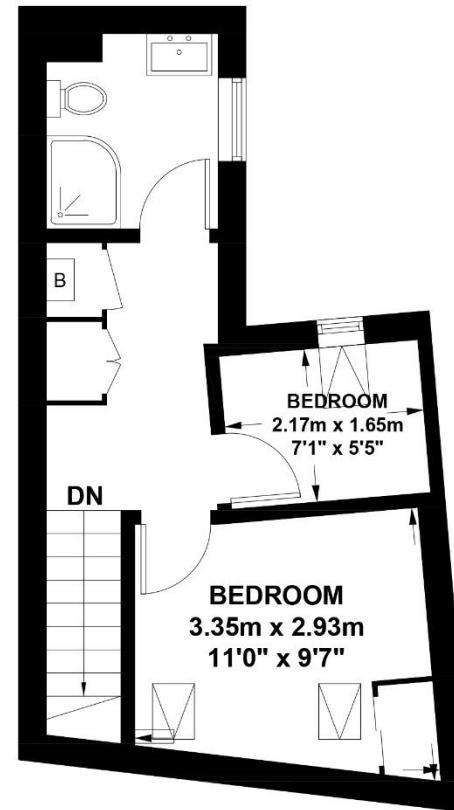
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Gross Internal Area = 53.8 sq m / 579 sq ft



GROUND FLOOR
312 SQ FT / 29.0 SQ M



FIRST FLOOR
267 SQ FT / 24.8 SQ M

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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