



29 St Lukes Place, Saint Lukes, Cheltenham, GL53 7JL
£385,000 Freehold

A beautifully presented 2 double bedroom Victorian end terraced house situated in the fashionable St. Luke's area. The property retains many period features complimented by Bamboo flooring throughout the reception areas and stylish Colonial style shutters to the front windows. There is a modern kitchen, basement room, well appointed bathroom and an en-suite shower to the master bedroom. There is also a useful loft room and a courtyard garden to the rear.

£385,000 Freehold



Entrance

Recessed entrance porch to entrance door with glazed panels to entrance hall, bamboo wood flooring throughout, coved cornicing, wall mounted central heating thermostat, door to sitting room, stairs rising to first floor, door and stairs lead down to basement.

Reception Rooms

7.6m x 3.5m narrowing to 2.9m (24'11" x 11'6" narrowing to 9'6")

Sitting room with sash hung double glazed window to the front with fitted Colonial style shutters, double panel radiator, TV/Sky point, period fireplace with cast iron grate over slate hearth with timber surround and mantel over, coved cornicing, door to hallway, bamboo flooring throughout, square arch to dining room.

Dining Room

Double panel radiator, cast iron fireplace with tiled hearth and mantel over, french doors opening to the courtyard garden.

Kitchen

3.7m x 2.1m (12'2" x 6'11")

Modern fitted kitchen with range of eye and base level storage units with granite work tops and splash backs, built in Bosch four ring induction hob with electric cooker under and extractor light over with splash backs, double glazed window to the side, double glazed door to the side, space for fridge freezer, TV point, integrated dishwasher, ceramic tiled floor, single panel radiator, pelmet lighting and over work top lighting.

Basement Room

4.6m x 3.6m (15'1" x 11'10")

Double glazed windows to the front, range of built in cupboards, utility cupboard housing washing machine and tumble dryer space, laminate flooring double panel radiator, inset spot ceiling lights.

First Floor Landing

First floor landing has easy tread space saving stair case to loft room, single panel radiator, door to bedroom 1.

Bathroom

2.4m x 2.1m (7'10" x 6'11")

White suite comprising of panel bath with mixer tap and shower attachment over, tiled splash backs, ceramic tiled floor, low flush WC, wash hand basin set into work top, mixer tap over, tiled splash backs and cupboard under, fitted mirror with lights, stainless steel towel radiator, inset spot lights to ceiling, extractor fan and double glazed window to side, cupboard housing gas fired boiler serving domestic hot water and central heating.

Bedroom 1

4.6m x 3.6m (15'1" x 11'10")

Two double glazed sash style windows to the front with fitted Colonial style shutters, two double panel radiators, cast iron fireplace, TV point.

En-Suite

2m x 1.2m (6'7" x 3'11")

En-suite shower room with tiled floor and walls, walk in shower cubicle with thermostatic shower, inset spot lights to ceiling, wash hand basin with mixer tap attachment over, low flush WC, stainless steel towel radiator, extractor fan, shaving point and light.

Bedroom 2

3.7m x 2.9m (12'2" x 9'6")

Sash hung double glazed window to the rear, double panel radiator, cast iron fireplace, TV point.

Loft Room

4.8m x 4.6m (15'9" x 15'1")

Open gallery with balustrade, laminate flooring throughout, some limited head height, Velux sky light window overlooking the rear, built in under eaves storage. Used for occasional bedroom or office space, set of spot lights to ceiling and wall light point x 4, double panel radiator, TV point.

Outside

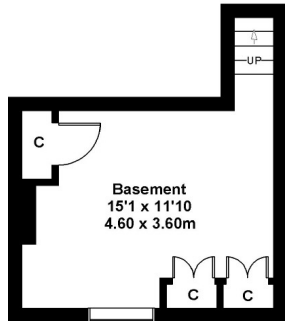
Outside to the front there is a small fore garden with railings, pathway leading down side to gated access to rear courtyard which is fully paved with rendered wall and a brick built shed.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

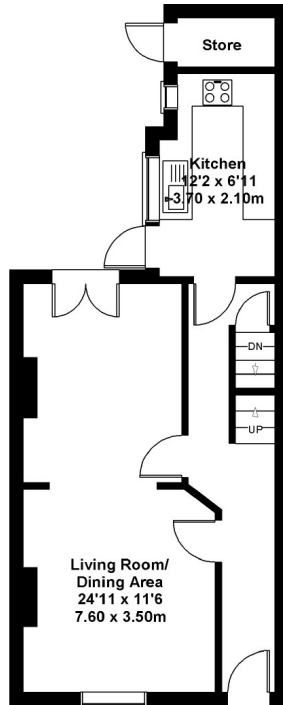


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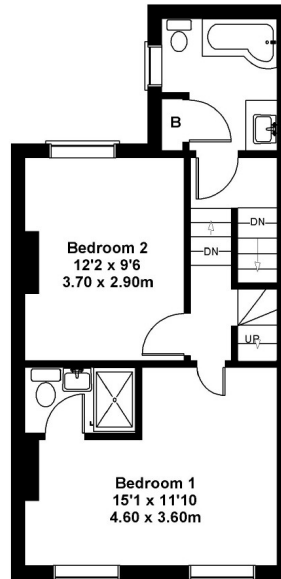
Approximate gross internal area
1,358 sq ft - 126 sq m



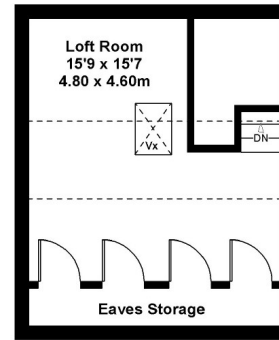
LOWER LEVEL



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(50-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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