



22 York Street, Cheltenham, GL52 2JT

£265,000 Freehold

hmt
SALES & LETTINGS

A well presented house in the sought after area of Fairview offering flexible accommodation over three floors comprising sitting room, kitchen/breakfast room, two first floor bedrooms, bathroom and guest annexe on the lower ground floor offering bedroom 3 option, shower room/utility and study area. There is an enclosed courtyard garden to the rear and on street permit parking. Highly recommended.

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Entrance hall

Front door to hall with tiled floor, coat hanging space.

Sitting room

3.7x3.6 (12'2" x 11'10")

Double glazed window to front, feature cast iron open fireplace with tiled hearth and mantle over, built in corner cupboard, television point, double panel radiator, light on dimmer switch.

Kitchen/Breakfast room

4.8x3.4 (15'9" x 11'2")

Modern range of eye and base level storage units with roll top worksurfaces, integrated fridge, freezer and dishwasher, Smeg range cooker with stainless steel splashback and Smeg extractor hood and light, single drainer stainless steel sink unit with mixer tap attachment over and cupboards under, double glazed window to rear overlooking the garden, double

panel radiator, multi-pane door with wrought iron steps to courtyard and steps down to lower ground floor.

Lower ground floor

Entrance

Door from garden to entrance area, walk in storage cupboard, single panel radiator, archway to bedroom and study area

Study Area

Recessed with fitted worktop.

Bedroom 3

3.6x3.3 (11'10" x 10'10")

Double glazed window to front, built in cupboards, single panel radiator, television point.

Shower room/Utility

Tiled shower cubicle, plumbing for washing machine, low flush WC, corner wash hand basin, double glazed window to rear, single panel radiator, tiled floor.

First floor

Landing

With painted wooden floorboards.

Bedroom 1

4.8 x 2.6 (15'9" x 8'6")

Two double glazed windows to rear, double panel radiator, built in cupboards with hanging rail and shelving, television point

Bedroom 2

3.7x 2.7 (12'2" x 8'10")

Double glazed window to front, feature original fireplace with cast iron grate, mantle and surround, loft access to fully boarded loft with space for storage, double panel radiator, television point.

Bathroom

Painted floorboards, double glazed window to front, modern suite comprising 'd' shaped bath with Mira shower, mixer tap attachments, tiled splashbacks and shower screen, pedestal wash hand basin with tiled splashbacks, low flush WC, dado rail, airing cupboard housing gas fired combi boiler serving domestic hot water and central heating with slatted shelving over, single panel radiator.

Outside

To the rear there is a good size courtyard garden with raised borders and brick paved patio, small brick built outhouse, enclosed by panel fencing and wall.

To the front of the property is on street permit parking.

Agents note

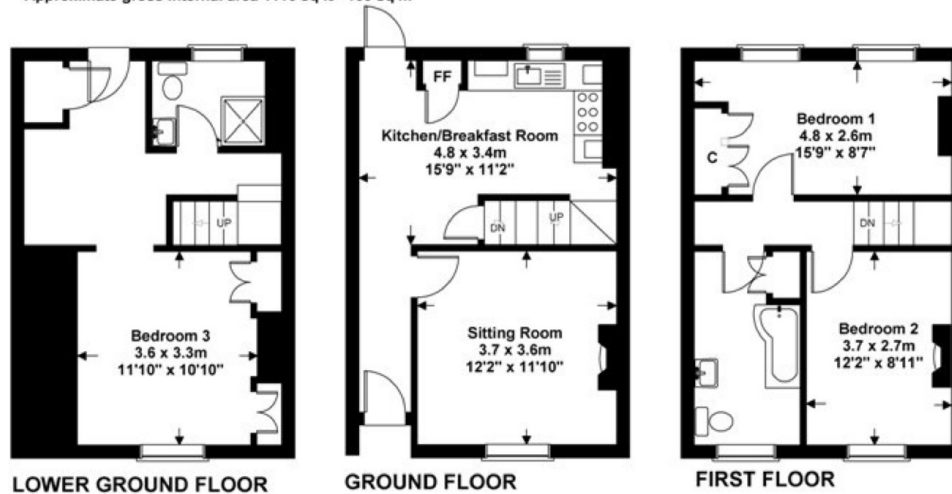
The lower ground floor lends itself to earning extra income as a separate annexe or to being a useful guest bedroom, 2nd reception or office.

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 1110 sq ft - 103 sq m



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 www.potterplans.co.uk

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	
			79
		60	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	
			76
		55	



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2 Crescent Terrace, Cheltenham, Gloucestershire, GL50 3PE T: 01242 521322 F: 01242 520322 E: sales@hmt.co.uk www.hmt.co.uk

VAT Registration No. GB 666 6305 16