



7 Skillicorne Mews, Queens Road, Cheltenham

A fabulous town house conveniently located close to Montpellier and the Cheltenham train station.

Description

This well presented modern town house is arranged over three floors with flexible and well-proportioned accommodation sitting conveniently close to the Cheltenham train station.

The property has modern fittings throughout to include a welcoming reception hall with cloakroom. This leads into a open plan kitchen / family room with space for dining and access to the rear courtyard. The ground floor also benefits from access to a store room / small garage and utility area.

Upstairs, there is a sitting room on the first floor with two generous double bedrooms which share a modern family bathroom. The top floor features two larger bedrooms both of which have en suite bath and shower rooms. The principal bedroom has an array of built in storage.

Outside, the property offers parking space for two cars, thanks to a convenient drive. A side gate leads to a charming south-facing walled garden. A decked patio area off the kitchen area works perfectly for outdoor dining.

Distances

Cheltenham Spa Rail Station 0.3 miles | Montpellier 0.8 miles | Dean Close School, Cheltenham Ladies' College and Cheltenham College are all within one mile of the property. (All distances are approximate).



4



3



2



2





Location

Queens road is on the fringe of the areas of Christchurch and Montpellier, the area is known for its eclectic mix of fine homes and tree lined avenues. Tivoli and the Bath Road are also just a short distance away. Cheltenham Spa railway station is just a 5 minute walk away and road links to the M5 are excellent, Cheltenham itself is a Regency Spa town renowned for its fine architecture, famous gardens, boutique shops, restaurants and world renowned schools to include Cheltenham Ladies' College and Dean Close. Locally, Christchurch Primary School and Airthrie are in close proximity.

Property Information

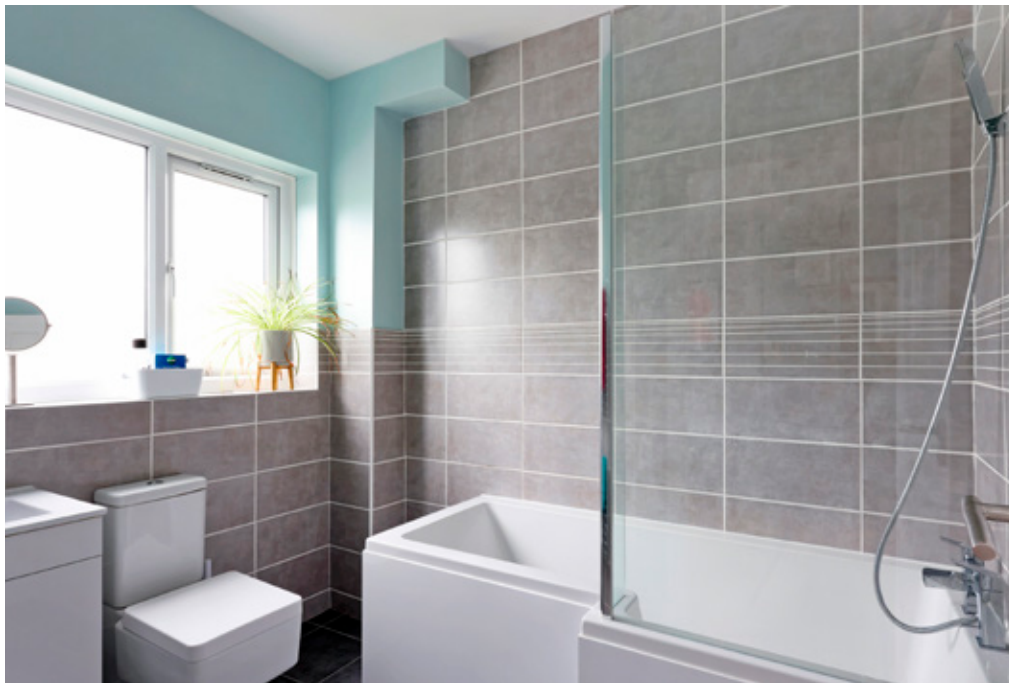
Tenure Freehold

EPC Rating D

Services All mains services are connected to the property.

Local Authority Cheltenham Borough Council 01242 262626

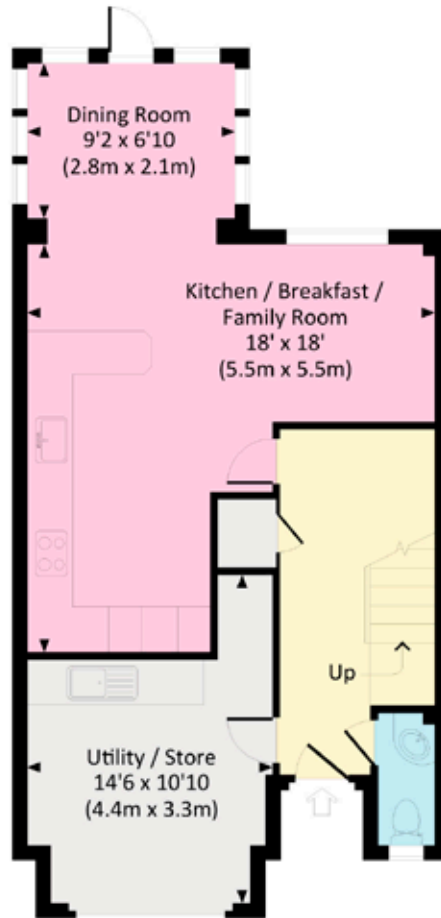
Council Tax Band E



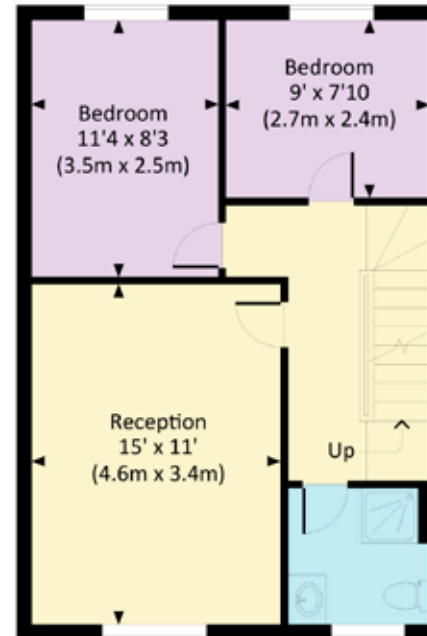
Approximate Gross Internal Floor Area

Total Area: 139.8 sq.m / 1,504 sq.ft

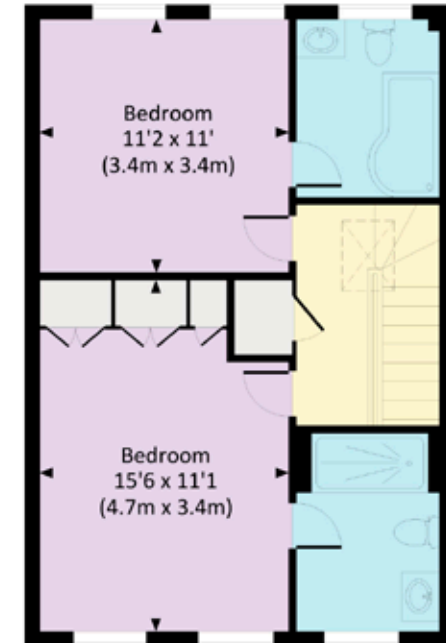
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Knight Frank Cheltenham
123 Promenade, Cheltenham
Gloucestershire
GL50 1NW
[knightfrank.co.uk](https://www.knightfrank.co.uk)

I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated September 2023. Photographs and videos dated September 2023.

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