

33 Cudnall Street

Cheltenham, Gloucestershire



A stunning period town house located in the desirable area of Charlton Kings.



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Summary of accommodation Main House

Lower ground floor: Reception room | Bedroom | Bathroom | Kitchen | Utility

Raised ground floor: Reception rooms | Dining room | Kitchen | Utility | Entrance hall

First floor: Three bedrooms | Two bathrooms

Second floor: Loft | Store room



Situation

(Distances and times are approximate)



A comprehensive range of amenities are available in Cheltenham and Gloucester with access to the Cotswold Hills being immediately on the doorstep.



Church of England primary school and a children's day nursery.



Road links via the M5 and A419 create excellent access to Oxford, Birmingham and Bristol.



Cheltenham Spa offers regular services to London Paddington.



Birmingham, Cardiff and Bristol (all approximately 1 hour away)



33 Cudnall Street

33 Cudnall Street is a fantastic terraced house with flexible and well-proportioned accommodation offering 1712 sq. ft of living space and situated within the Balcarras and Charlton Kings primary school catchment.

As you enter the property there is a light and welcoming entrance hall which leads into a spacious open plan dining room/reception room with wood burner. Off the dining room is a kitchen with modern floor and wall mounted units and built in appliances and separate utility room.

Upstairs on the first floor is the principle bedroom with en suite bathroom and ample storage. Also on this floor is a second large bedroom with far reaching views. This floor is completed by a family bathroom and third smaller bedroom/office. On the second floor is a further bedroom/office. On the lower ground floor there is a second reception room, utility/kitchen, bedroom and en suite bathroom. This floor also benefits from having its own access from the street.



Gardens

Outside at the rear of the property there is a low maintenance garden laid to lawn and outdoor dining area. The garden has rear access.

Property Information

Tenure: Freehold.

Guide Price: £625,000

Services: All mains services.

Local Authority: Cheltenham Borough Council
01242 262626

Council Tax: Band D

EPC: D

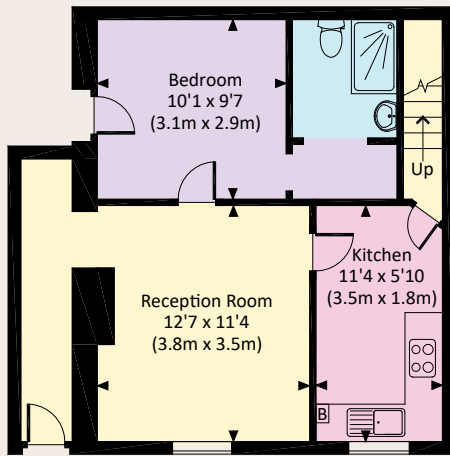
Directions: Postcode: GL53 8HS

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

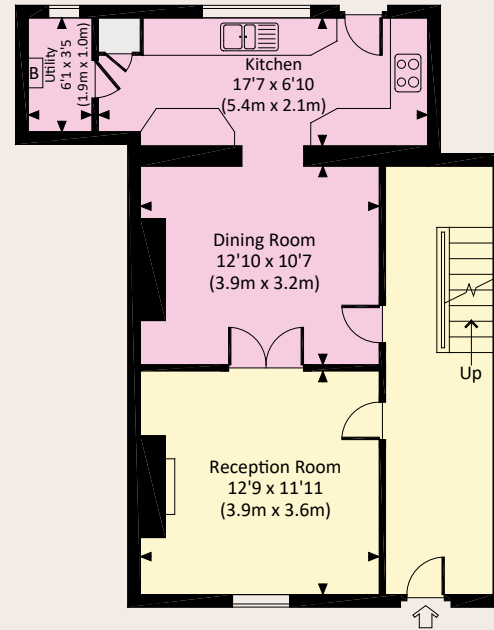
Approximate Gross Internal Floor Area
171.9 sq.m / 1,850 sq.ft



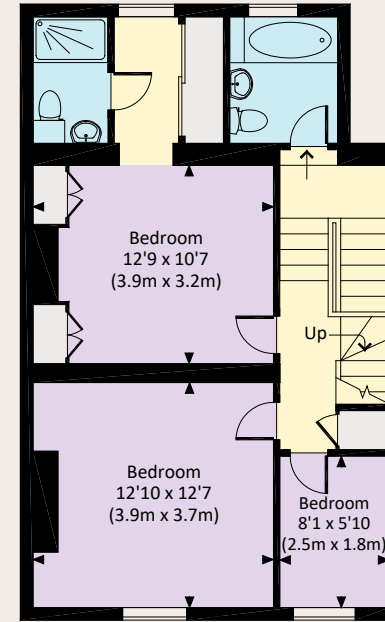
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



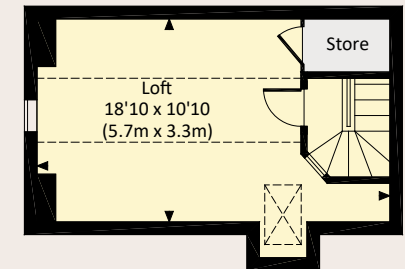
LOWER GROUND FLOOR



RAISED GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Knight Frank
123 Promenade
Cheltenham
GL50 1NW
knightfrank.co.uk

I would be delighted to tell you more

Harry Bethell
01242 246952
harry.bethell@knightfrank.com



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 May 2024. Photographs and videos dated May 2024.

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