Beautifully presented Grade II listed terraced house

23 Victoria Place, Cheltenham, Gloucestershire, GL52 2ET

Freehold
**Situation**
Victoria Place is in the highly sought after residential area of Fairview and is located within walking distance of local parks and the town centre.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa. Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table. Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

**Description**
This rarely available townhouse is offered in exceptional condition. Blending character features with contemporary style, the owners have created a stunning home. An entrance hall leads to the open-plan living space complete with high ceilings, feature fireplaces, exposed white floorboards and plantation blinds. The sitting area is found at the front with the spacious dining room leading through to the study and kitchen at the rear, where French doors lead to the garden.

Downstairs is a spacious snug which can also be used as an occasional bedroom and a cloakroom.

Upstairs on the mezzanine floor, is a beautifully decorated bathroom comprising a bath, separate shower enclosure and feature fireplace. On the first floor are two spacious bedrooms both featuring fireplaces and high ceilings.

Outside there is a low maintenance garden with planted borders and artificial lawn, ideal for barbecues in the summer. Permit parking is available at the front of the house.

**Services**
Mains water, electricity, gas and drainage. Gas fired central heating.

**Tenure**
Freehold.

**Local Authority**
Cheltenham Borough Council.
Tel: 01242 262626.

**Viewing**
Strictly by appointment with Savills.