



The Suffolks
GL50 2AT



9 Gratton Street, The Suffolks, Cheltenham, GL50 2AT

An attractive period townhouse with the benefit of a self-contained courtyard flat, forming part of a delightful and highly sought-after street scene just moments from the amenities of The Suffolks, Montpellier, Bath Road and Tivoli.

www.cjhole.com

- entrance hall & cloakroom • large sitting room • kitchen/dining room • 2 double bedrooms in main house • en-suite shower room
- bathroom • gas central heating • attractive walled garden • residents' permit parking (zone 8)
- self-contained courtyard flat est. rental £950 pcm (£11,400 pa) • lobby & sitting room • kitchen & bathroom • 1–2 bedrooms
- private lower courtyard • no onward chain • council tax band C

£695,000 Freehold

Description

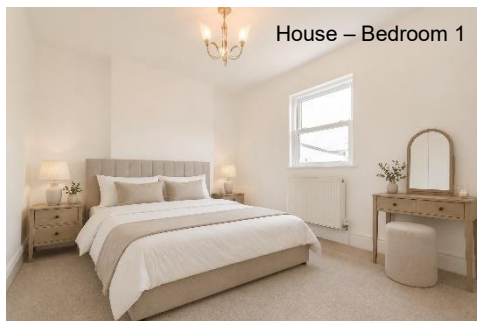
This well maintained Victorian town house provides flexible accommodation arranged as a main house with a completely independent courtyard flat, ideal for guests, rental income est. £950 pcm/£11,400 pa, Airbnb or multi-generational living. Whilst comfortable as is, there is clear scope for a purchaser to undertake cosmetic updating and enhance the property to their own taste. The main house is entered via a hall with cloakroom, leading into a spacious sitting/dining room. This light and airy reception enjoys a pleasant outlook through to the kitchen and onto the rear garden, and features two fireplace recesses, a deep understairs alcove, staircase to the first floor, and a double glazed window to the front. Glazed double doors open into the kitchen/dining room, which is fitted with a range of units and some appliances. Glazed patio doors open out directly to the rear garden. Upstairs, the first floor offers two well-proportioned double bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom is served by a bathroom. The courtyard flat has its own private entrance and provides well-planned accommodation comprising an entrance lobby leading into a comfortable open-plan sitting room and kitchen area with breakfast bar. The double bedroom enjoys direct access via double doors to a private courtyard garden, ideal for outdoor seating. A further versatile room offers space for a study, dressing room or occasional bedroom, complemented by a neatly appointed bathroom.

Outside

Externally, the property is set back from Gratton Street behind traditional spearhead railings, with residents' permit parking outside. To the rear lies a generous town garden with a pebbled seating area, raised beds and a variety of mature planting. A further section is a lovely sun trap and provides an excellent space for outdoor entertaining and could lend itself to a garden studio or summerhouse.

Situation

The Suffolks is one of Cheltenham's most desirable districts, known for its vibrant mix of independent shops, cafés, bars and restaurants, creating a distinctive village atmosphere. Montpellier and the Promenade are within easy walking distance, along with a number of well-regarded schools including Cheltenham Ladies' College, Cheltenham College and Dean Close. Excellent transport links are available via the M5, A40 and A435, with Cheltenham Spa railway station less than a mile away. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. There are excellent sporting facilities in and around Cheltenham including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup.





GARDEN FLAT



GARDEN FLAT



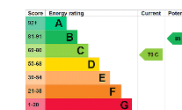
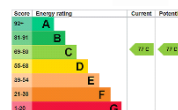
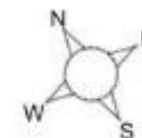
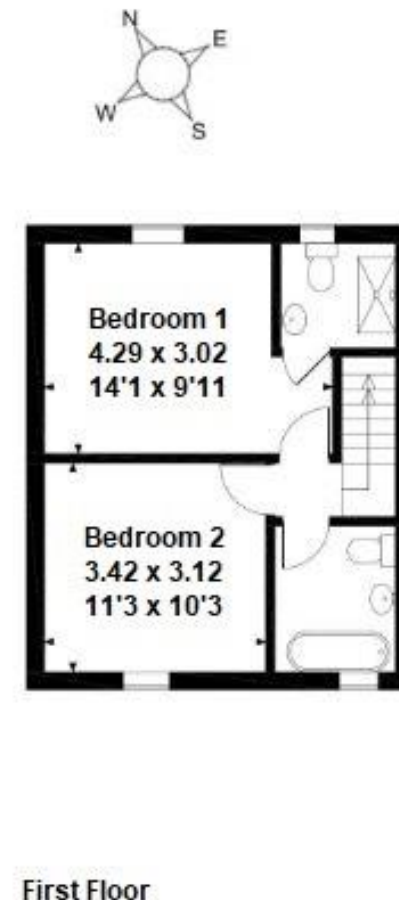
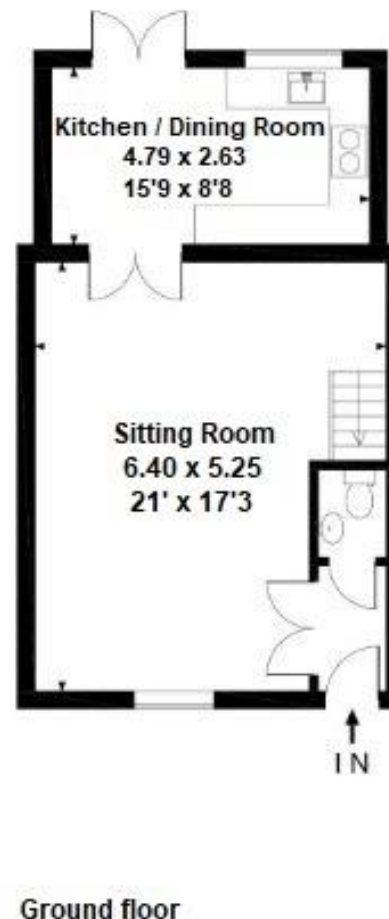
GARDEN FLAT



GARDEN FLAT

Approximate Area = 1399 sq ft / 130 sq m

For identification only - Not to scale



VIEWING

Strictly by prior appointment with CJ Hole

TELEPHONE

01242 255101

HOURS OF BUSINESS

Monday to Friday 9.00am to 5.30pm
Saturday 9.00am to 4.00pm

Belmont Park Ltd trading as CJ Hole Estate Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract;
- (ii) no person in the employment of Belmont Park Ltd trading as CJ Hole Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

CJ Hole
1 Bath Street,
Cheltenham,
GL50 1YE

e-mail: cheltenham@cjhole.co.uk



