



Asking Price £425,000 | Freehold

Francis Street, Cheltenham, Gloucestershire, GL53 7NY

PETER BALL & CO



Key Features & Description

- Well-presented and much-loved two-bedroom terraced house
- Highly desirable south-facing rear garden
- Extended characterful home with well-proportioned accommodation
- Welcoming living room with period-style fireplace surround
- Light-filled dining room with orangery-style skylight
- Modern kitchen, shower room and family bathroom
- Generous principal bedroom with dual windows
- Convenient location close to Bath Road amenities and sought-after schools
- EPC Rating D | Council Tax Band C

A well-presented and much-loved two-bedroom terraced house, enjoying a highly desirable south-facing garden and situated just off the trendy and popular Bath Road, renowned for its excellent amenities and proximity to highly sought-after schools.

This characterful home has been thoughtfully extended to the rear. The accommodation briefly comprises an entrance hallway with stairs rising to the first floor and access to the modern downstairs shower room. The welcoming front living room features an electric fire/heater with a period-style surround, while the equally inviting family room has an opening through to the light-filled dining room. The dining room benefits from an orangery-style skylight, double patio doors opening onto the rear garden, and an opening through to the cosy modern kitchen.

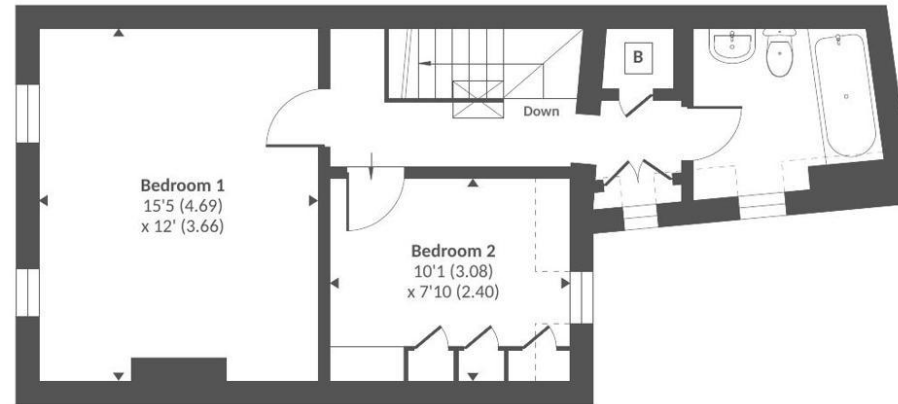
Upstairs, the landing provides access to all rooms and useful storage cupboards, which also houses the two-year-old boiler. The generous principal bedroom is positioned at the front and measures approximately 15'5" x 12', featuring dual windows. The second bedroom is a comfortable double and benefits from fitted wardrobes and shelving. The modern bathroom enjoys an attractive three-piece white suite.

The enclosed, south-facing rear garden features well-planted flower beds, an established tree, paved areas and a pathway leading to the rear pedestrian pathway via a timber gate. To the front, the property enjoys a small foregarden enclosed by a low brick wall.

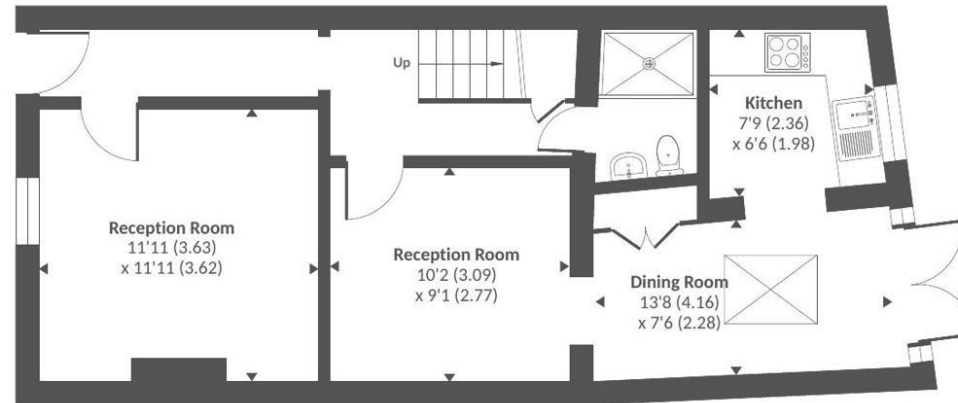




Approximate Area = 945 sq ft / 87.8 sq m
Limited Use Area(s) = 22 sq ft / 2 sq m
Total = 967 sq ft / 89.8 sq m
For identification only - Not to scale



First floor



Ground floor

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2026.
This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary.
Please verify independently before making decisions. Produced for Peter Ball & Co. REF: 1516533

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Peter Ball.

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