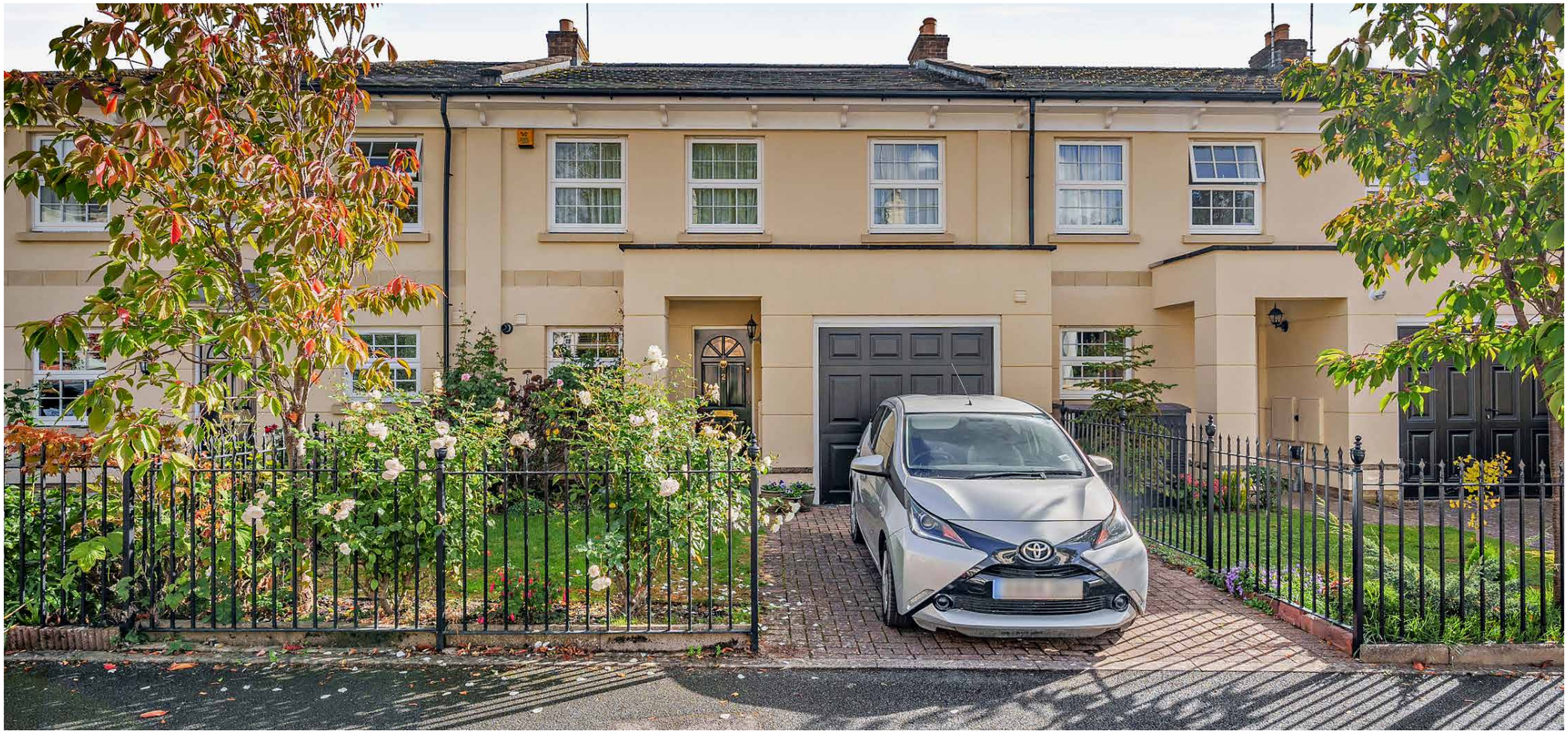
KINGSLEY EVANS



2 Priory Place

Cheltenham, GL52 6HG

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A delightful modern home in a prime town centre location

- Terraced home
- Modern in finish
- Prime town centre location
- Partially open plan living rooms
- Three double bedrooms (two with en suite and a family bathroom)
- Garage
- Parking
- Sandford Park, the Hospital and town centre within walking distance

GROUND FLOOR

This attractive and light filled terraced house forms part of a classic street scene for which Cheltenham is so well-regarded. Priory Place is a delightful road, discreetly set off the London Road, it offers the very best of town living, yet a stone's throw from Sandford Park, The Lido and Cheltenham's scenic centre. Whilst modern, these townhouses were built in a sympathetic design to complement the architecture of the area.

The accommodation is well planned and practical. An entrance hall, with a cloakroom, introduces the rooms on the ground floor. To the front is a well-appointed kitchen and across the rear, the principal living rooms overlook the gardens. This excellent space has been designed with everyday life and entertaining in mind meeting the requirements of more open plan, modern living. It combines a large sitting room with a feature fireplace and a dining area that opens to a conservatory. Both rooms have access to the terrace garden and floor to ceiling glazing to take in the outside vista.

Internal access into the garage adds practicality.

FIRST FLOOR

There are three double bedrooms on the first floor. The principal bedroom has built in wardrobes and an en suite shower room. Bedroom two also has wardrobes and an en suite. A modern family bathroom serves bedroom three.

OUTSIDE – LOW MAINTENANCE LIVING

To the front of the house is off road parking and access to the garage. The rear outside space is paved for ease of maintenance. Its an ideal space for potted plants and for outside dining.

LOCATION

Priory Place is a delightful street found just off the London Road. This elegant parade is within strolling distance to the town centre and around the corner from Sandford Park, Cheltenham General Hospital and The Lido. Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. London Road is within a short stroll of the town centre, enjoying all Cheltenham's cosmopolitan offerings. There are exceptional schools within walking distance including, The Cheltenham Ladies' College, Cheltenham College and St Edwards Prep & Senior. The state sector is also strong, with Balcarras and Charlton Kings Juniors within close proximity. Communications from this area are also excellent with easy access to a series of motorway links including A40 London Road and M5.

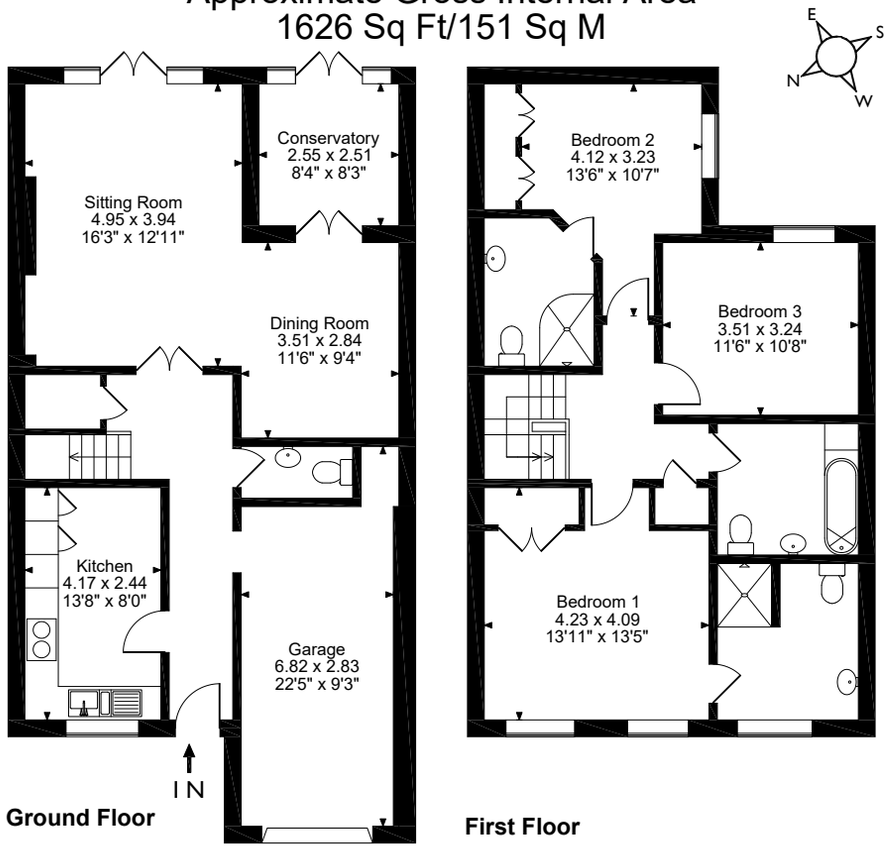






FLOORPLANS

2, Priory Place, Cheltenham
Approximate Gross Internal Area
1626 Sq Ft/151 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

⊏ ⊐ Denotes restricted head height

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