



2 The Middle Yard, St. Lukes Place,  
Cheltenham GL53 7HP  
Price Guide £475,000



MORGAN ASSOCIATES  
ESTATE & LETTINGS AGENCY



2 The Middle Yard, St. Lukes  
Place,  
Cheltenham GL53 7HP

A beautifully presented property, tucked away in the heart of Cheltenham. Offered in super order and with no onward chain!

**Full Description**

A contemporary three bedroom house located in St Luke's, just on the cusp of the Town Centre and a short walk from Montpellier, The Suffolks and the popular Bath Road.

Internally it has been finished to the highest standards and benefits from good quality fixtures and fittings throughout. We enter the home into a hallway with WC and the stairs leading to the first floor. Continuing forward we enter the large open plan living space with bi-fold doors to the garden, a contemporary fitted kitchen with integrated appliances and a sleek finish, which flows seamlessly into the living space and through to the garden - a wonderfully social and open layout for entertaining.

Upstairs, we find three bedrooms - two doubles with built in storage and one single / study. Further to this, a stylish bathroom with shower over the bath and accent sink.

'The property is offered with no onward chain, and benefits externally from its location on a private drive with gated and allocated parking for one vehicle, and a lovely and private rear garden.



**Further Information**



Tenure: Freehold

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

Local Authority: Cheltenham Borough Council Tel. 01242 262626

Council Tax Band: C

Key Facts for Buyers:

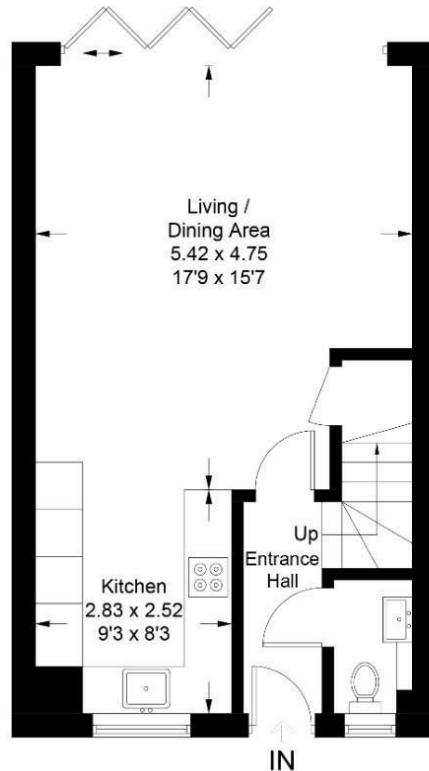
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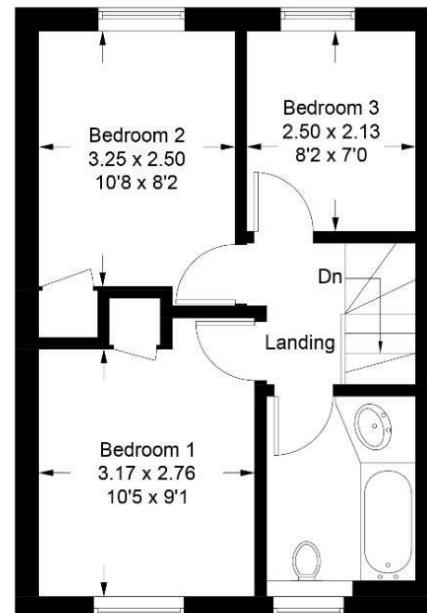
## Floor Plan

### The Middle Yard

Approximate Gross Internal Area = 73 sq m / 788 sq ft



Ground Floor

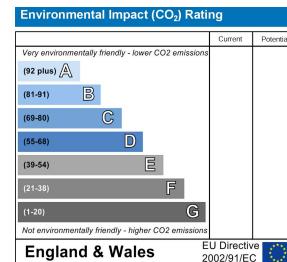
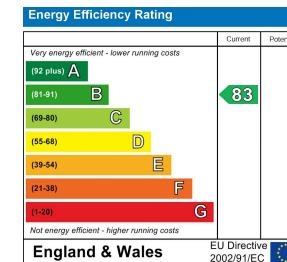


First Floor

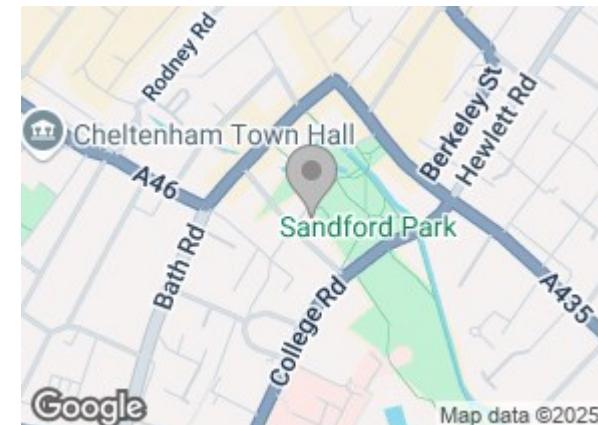
Illustration for identification purposes only, measurements are approximate, not to scale. FourLabs.co © (ID1199592)

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## Energy Efficiency Graph



## Area Map



## Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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