

# St. Lukes Place

Cheltenham GL53 7JL



## St. Lukes Place, Cheltenham, GL53 7JL

A beautifully presented two double bedroom Victorian end terrace property situated in the popular location of St. Lukes area. This property has been sympathetically refurbished retaining many period features, there is bamboo flooring throughout the reception areas and shutters to the front of the property. The accommodation comprises :- Entrance hallway, lounge / diner and kitchen with granite worktops on the ground floor. The first floor provides the bedrooms (the master boasting en-suite) and the family bathroom. The loft has been converted to create a useful study area and is accessed via stairs from the landing. There is also a useable basement.

St Lukes Area • Two Bedroom Victorian House • En Suite to Master • Gas Central Heating  
• Kitchen with Integrated Appliances • Two Reception Rooms • Courtyard and Side  
Access • Basement / Utility • Loft Room / Study • Refurbished





### ENTRANCE

Recessed entrance porch. Door to front with glazed panels. Bamboo flooring. Coved ceiling. Thermostat. Door to sitting room. Stairs to first floor.

### SITTING ROOM

12' 08" x 11' 08" (3.86m x 3.56m) Double glazed sash window to the front with fitted shutters. Radiator. TV / Sky point. Period fireplace with cast iron grate over slate hearth. Coved ceiling. Bamboo flooring. Open plan to dining room.

### DINING ROOM

12' 07" x 9' 07" (3.84m x 2.92m) French doors opening to courtyard garden. Radiator. Cast iron fireplace with tiled hearth and mantel over.

### KITCHEN

12' 2" x 6' 11" (3.71m x 2.11m) Double glazed window and double glazed door to side. Modern fitted kitchen with range of eye and base level storage units with granite work tops over. Built in Bosch four ring induction hob with electric cooker under and extractor over. Integrated dishwasher. Space for fridge freezer. TV point. Ceramic tiled floor. Radiator.

### BASEMENT ROOM

15' 1" x 11' 10" (4.6m x 3.61m) Double glazed windows to the front. Range of built in cupboards. Utility cupboard with space for washing machine and tumble dryer. Laminate flooring. Radiator. Ceiling spot lights.

### FIRST FLOOR LANDING

Stair case to loft room. Radiator.



### BATHROOM

7' 10" x 6' 11" (2.39m x 2.11m) Double glazed window to side. White suite comprising: - Panel bath with mixer tap and shower over, low level WC and wash hand basin set into worktop. Tiled splash backs and ceramic tiled floor. Towel rail radiator. Ceiling spotlights. Extractor fan. Cupboard housing gas fired combi boiler.

### BEDROOM ONE

15' 1" x 11' 10" (4.6m x 3.61m) Two double glazed sash style windows to front with fitted shutters. Two radiators. Cast iron fireplace. TV point.

### ENSUITE

Tiled floor and walls. Walk in shower cubicle with thermostatic shower. Wash hand basin and low level WC. Towel rail radiator. Extractor fan. Shaving point. Ceiling spotlights.

### BEDROOM TWO

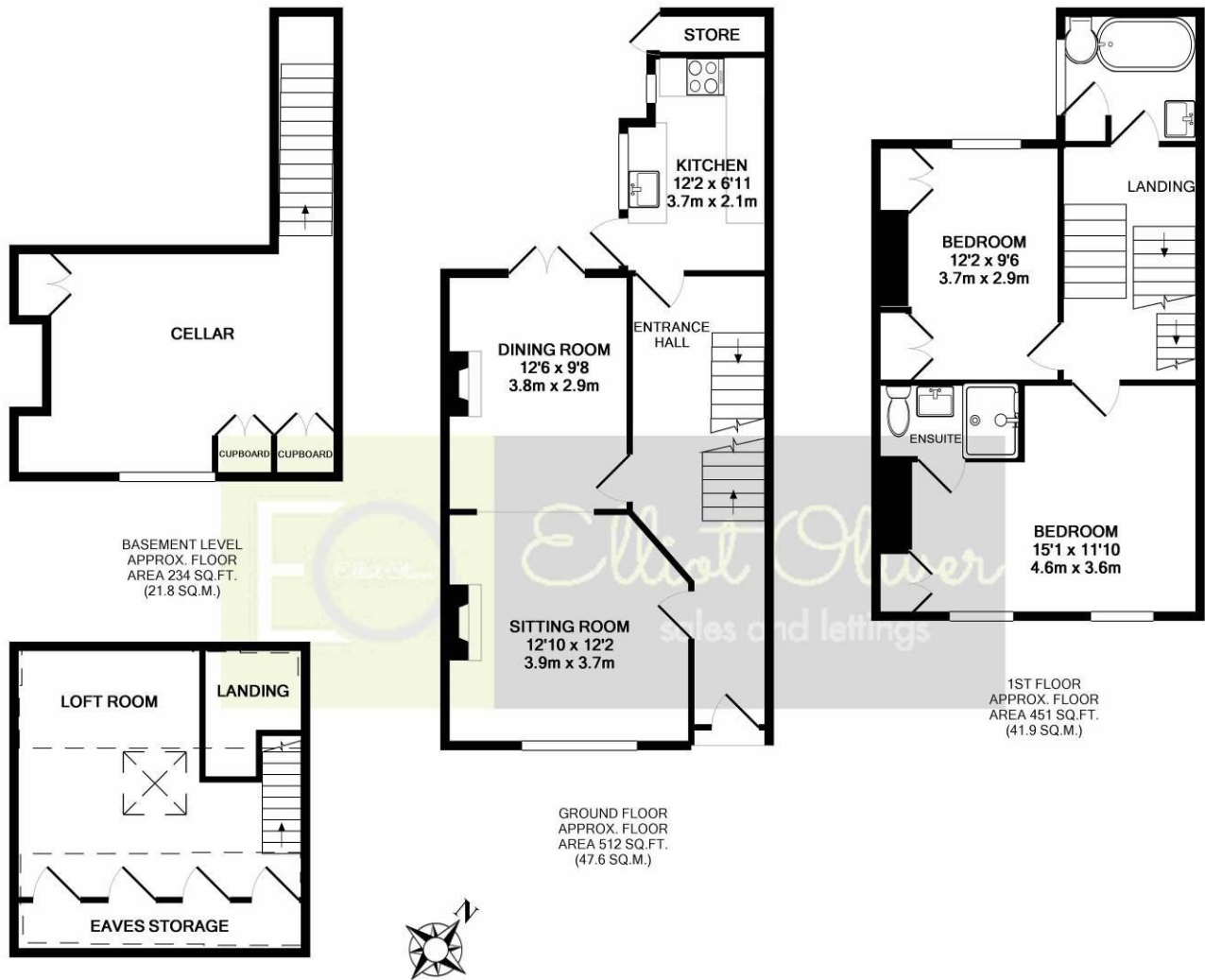
12' 2" x 9' 6" (3.71m x 2.9m) Double glazed sash window to rear. Radiator. Cast iron fireplace. TV point.

### LOFT ROOM

15' 9" x 15' 1" (4.8m x 4.6m) Open gallery with balustrade. Laminate flooring. Restricted head height. Velux style skylight window. Built in eaves storage. Ceiling spotlights. Radiator. TV point.

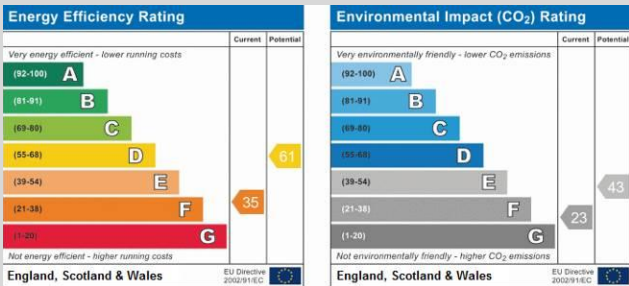
### OUTSIDE

To the front there is a small garden enclosed by railings. A path leading down to gated access to rear. The rear is fully enclosed and patio slabbed throughout. Brick built storage shed.



*Elliot Oliver*  
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