28 Lansdown Place Lane, Cheltenham
DESCRIPTION
Situated on a quiet lane in the desirable area of Lansdown, this two-bedroom mews style property offers spacious accommodation whilst being situated in a central location, within walking distance to town.

Accommodation comprises of an Open Plan sitting/dining/kitchen with handy underfloor storage, door to courtyard garden, two double bedrooms with built-in wardrobes and a family bath and shower room, all decorated to a high specification. Externally there is a courtyard garden to the side of the property, ideal for enjoying barbecues in the summer or alfresco dining. This property lends itself as a first-time home, investment/2nd home or holiday let.

TENURE - Freehold (confirmation should be obtained via solicitors)

LOCATION
The area of Lansdown has now become one of the most sought-after areas in Cheltenham. Renowned for its magnificent Regency architecture the area also boasts an array of individual properties built and designed during a range of eras. An assortment of local amenities including shops, restaurants, bars and cafes can be found a short walk away in Montpellier or The Suffolks. Cheltenham Spa Railway Station and the town centre are also within walking distance.
Winkworth estate agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

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- **Bedroom 1**: 3.85 x 3.11 (12'8" x 10'2")
- **Bedroom 2**: 3.85 x 3.13 (12'8" x 10'3")
- **Kitchen/Living Area**: 7.10 x 4.50 (23'4" x 14'9")

Energy Efficiency Rating:

- Energy Efficiency: **C**
- EER: **72**