



Montpellier Villas, Cheltenham  
Gloucestershire, GL50



*Beyond your expectations*

# A pretty 2 bedroom period cottage in Montpellier. EPC: E

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Sitting Room | Dining Room | Cellar Room | Shower Room | 2 Double Bedrooms | Garden

## Guide Price £320,000 Freehold

### Description

A pretty period terraced cottage set in a residential road in Montpellier within strolling distance of the fashionable Suffolks and Montpellier districts that are renowned for their antique shops, good restaurants and bars and lovely Regency architecture.

The accommodation comprises a sitting room with a window to the front with plantation shutters; dining room with feature fireplace (sealed) and double doors to the garden; galley style kitchen with window to side, electric oven and hob, space for fridge/freezer; shower room with heated towel rail, open storage shelving and window to side. On the lower ground floor is a useful cellar room with a cupboard whilst on the first floor are two double bedrooms with the principal one having two windows to the front with plantation shutters and built-in wardrobes and bedroom 2 also with plantation shutters, built-in wardrobes and a cupboard housing the boiler.

Outside, there is a small area to front whilst the rear comprises a side passageway with barbecue with the westerly rear garden being laid to decking with raised privet beds, a beautiful pink rose, white rose, external utility shed with space and plumbing for a washing machine; the whole being enclosed by walling and fencing



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            | 48                      |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |



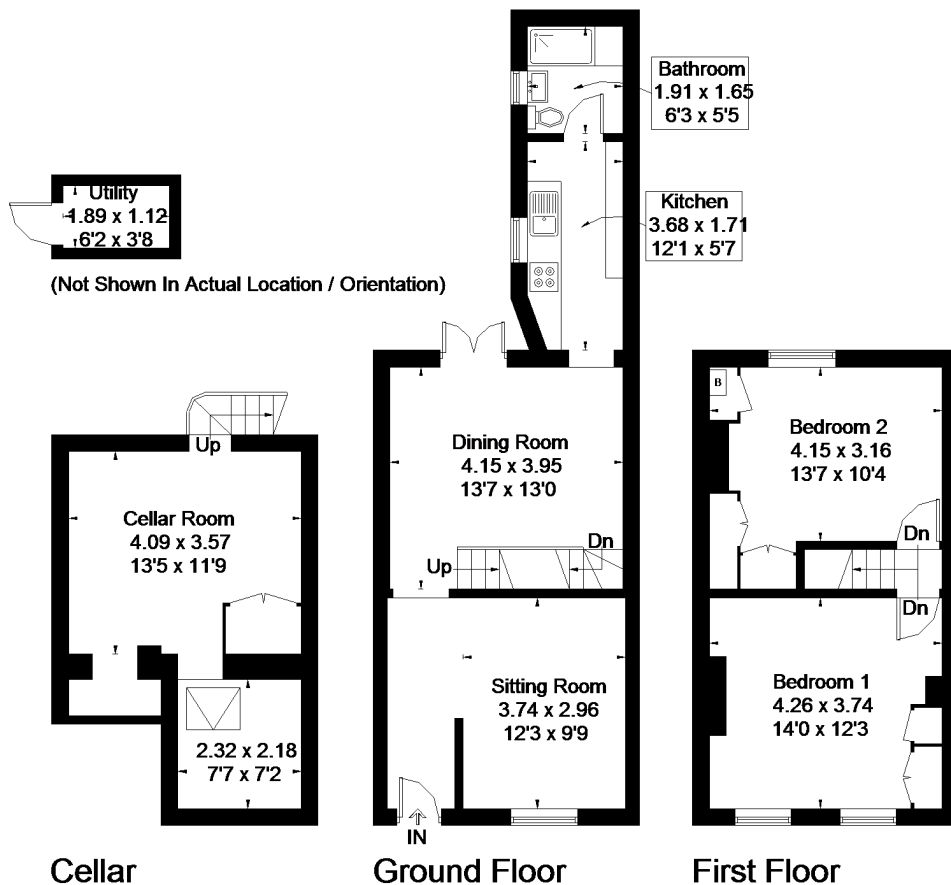
## Montpellier Villas, Cheltenham

Approximate Gross Internal Area = 75.8 sq m / 816 sq ft

Cellar = 23.1 sq m / 249 sq ft

Utility = 2.1 sq m / 23 sq ft

Total = 101.0 sq m / 1087 sq ft



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This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

**FOR CLARIFICATION** We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

