



## 15 & 15a Montpellier Terrace, Cheltenham, Glos. GL50 1UX.

Guide Price: £760,000

A light, airy and spacious Grade II listed, three double bedroom period town house and self-contained basement flat.

With a wealth of original features, the well-proportioned house is arranged over three floors and comprises an open-plan kitchen and dining room, utility room, first floor living room, bathroom, office, bedrooms on the first and second floors, en-suite bathroom and en-suite shower room.

The flat comprises an open plan living room and kitchen, double bedroom and bathroom.

Both further benefit from gas central heating, and share a rear courtyard garden.

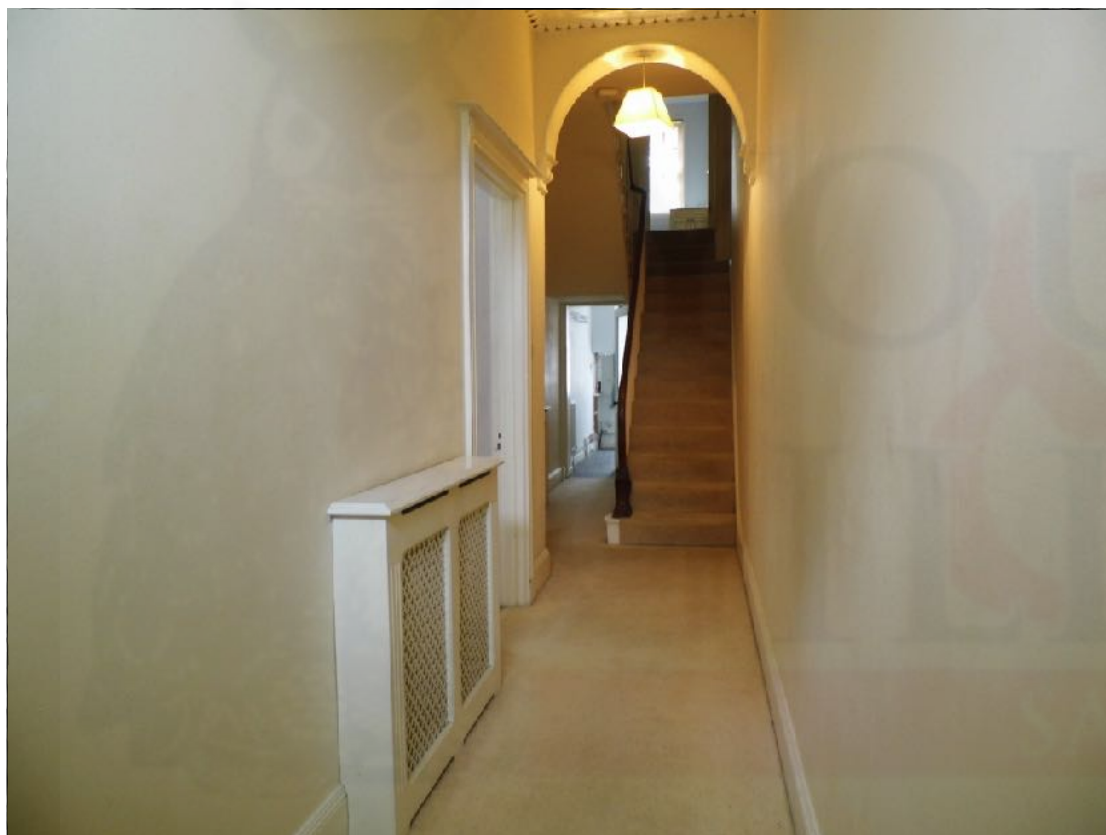




**Directions:** Leave Cheltenham town centre via The Promenade and travel up the A4015. At the first roundabout, take the first exit left onto Montpellier Terrace. 15 & 15a are the first properties on the right.

**15 Montpellier Terrace**

(room Dimensions are widest x deepest)



**Hallway:** 1.77m x 9.59m

Not pictured:

**Utility Room:** 1.85m x 3.35m

**En-suite Shower Room:** 1.34m x 1.83m

**En-suite Bathroom:** 3.13m x 1.46m



**Dining Room:** 3.65m x 4.86m



**Office:** 1.84m x 3.36m



**Kitchen:**  
2.90m x 5.70m



**Living Room:**  
4.96m x 4.86m







**Bathroom:** 1.84m x 3.36m

**Bedroom 2:**  
3.02m x 5.99m



**Bedroom 3:**  
3.13m x 4.29m



**Bedroom 1:** 4.99m x 4.95m



### 15a Montpellier Terrace

(room dimensions are widest x deepest)

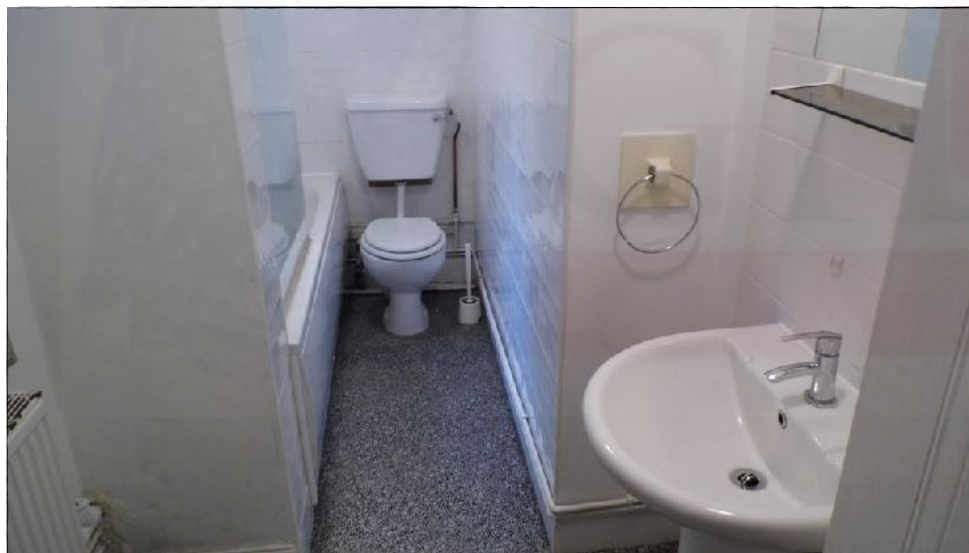


Living Room & Kitchen: 4.98m x 5.02m





**Bedroom:** 3.09m x 4.54m



**Bathroom:** 1.55m x 3.28m

**Tenure:** Freehold.

**Viewing:**

By prior appointment through Young & Gilling Ltd, 3  
Crescent Terrace, Cheltenham, GL50 3PE.

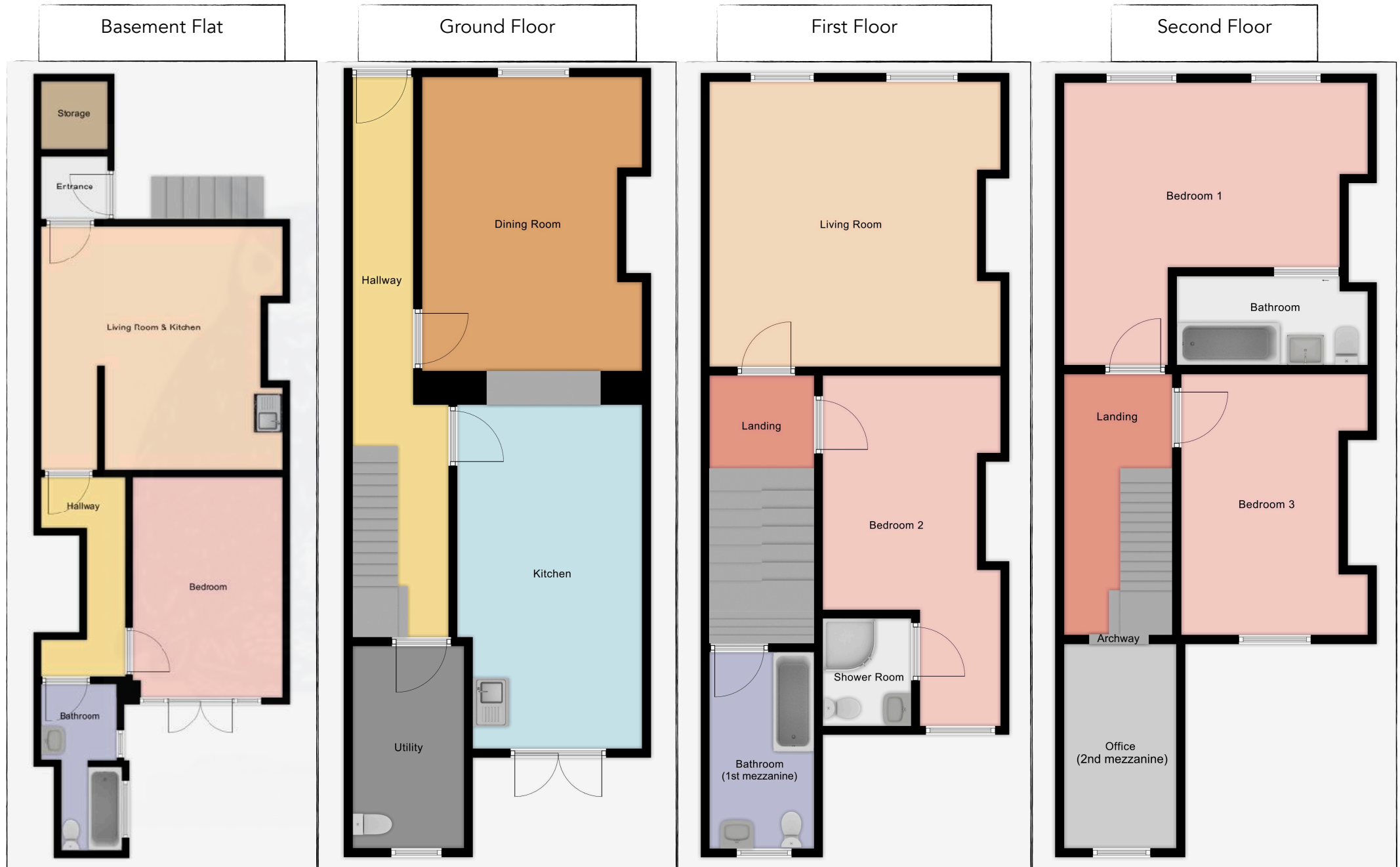
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#### **Agents Note**

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

#### **Anti – Money Laundering Legislation**

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are

[www.youngandgilling.com](http://www.youngandgilling.com)



Ground Floor Suite · 3 Crescent Terrace · Cheltenham · GL50 3PE

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