

Pittville Crescent Lane, Cheltenham, Gloucestershire GL52 2RA



Family home ideally situated within walking distance of the picturesque Pittville Park •
Detached • Four bedrooms • Two to three reception rooms • Two bathrooms • Gardens • Parking
• EPC C

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Key Features



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About the property

An individual detached home very well located on a quiet residential road, moments from the green expanse of Pittville Park and just a short walk to Cheltenham town centre.

The property is awash with natural light throughout and provides a front covered porch area with front door opening into an entrance hall with stairs rising to the first floor and access into a reception room, kitchen/breakfast room and a shower room. The reception room is triple aspect with windows to the front and on to the rear garden and features part-panelled walls, gas fire with surround, wood flooring and patio doors to the rear garden.

The kitchen enjoys views over the garden and is fitted with a range of solid oak fronted wall and base units, worktops, a gas combi boiler, and a white ceramic sink with drainer. It features built-in fridge freezer and dishwasher, together with a Bosch gas hob and electric oven. Adjoining the kitchen is the breakfast area, featuring oak flooring, with patio doors leading to a small covered porch and deck and to the garden beyond - ideal for indoor-outdoor living.

A study or family room is located just off the breakfast area to the front of the property. This bright room could provide for a multitude of uses from home office, ground-floor bedroom, playroom etc. The ground floor shower room includes a tiled quadrant shower, vanity unit, low-level WC and heated towel rail.

On the first floor, the principal bedroom has dual aspect windows and built-in storage, there are a further two bedrooms and a three piece bathroom suite with panel bath, low flush WC and wash hand basin. A staircase leads off the landing area to the second floor where the fourth bedroom is found, which has wood-effect flooring, triple aspect windows and boasts delightful views towards Cleve Hill.

The rear garden is a peaceful oasis in a busy town, mostly laid to lawn with mature shrubs and trees and backed by a charming brick wall, while the front driveway offers off-road parking for several vehicles. A tall conifer hedge provides privacy.

Additional features of this delightful home include gas-fired central heating, double glazing throughout and a superb central location that is quiet and convenient with leisure facilities at Pittville Park and Cheltenham town centre close by.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

Head northeast on the Bath Road towards the town centre. Take the second right turning on to Sandford Road. Turn left into College Road. At the lights, carry on onto Hewlett Road. Turn left onto All Saints Road. Turn left onto Pittville Circus Road. At the roundabout, take the third exit onto Albert Road. Turn right onto Pittville Crescent Lane.

What 3 Words: [///joystick.geology.nests](#)

Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band E

Our reference

CHE/NB/KF/02052025

We'd love to hear from you

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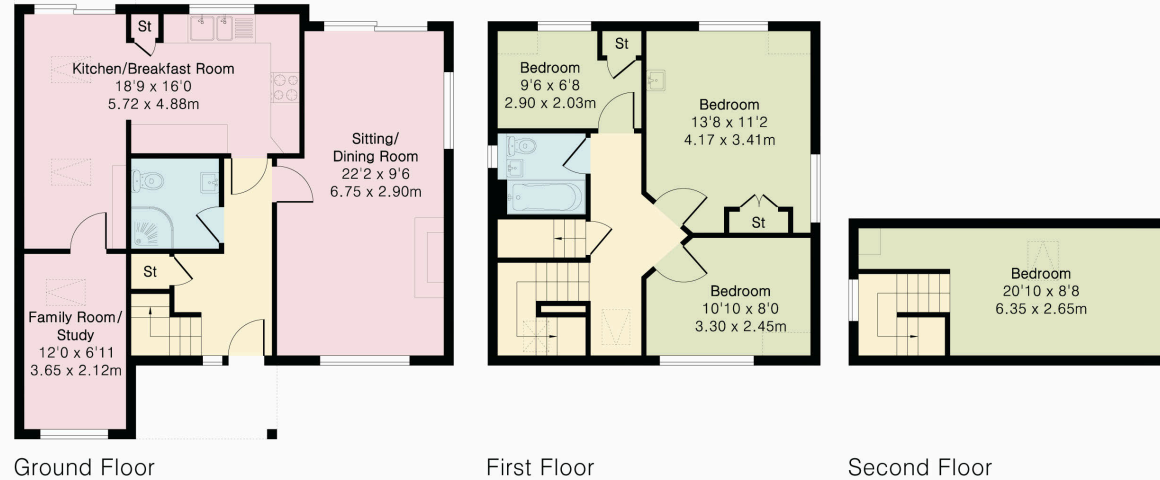


Approximate Gross Internal Area 1343 sq ft - 125 sq m

Ground Floor Area 690 sq ft – 64 sq m

First Floor Area 472 sq ft – 44 sq m

Second Floor Area 181 sq ft – 17 sq m



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Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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