

# PerryBishop

PROPERTY MADE PERSONAL

**Marle Hill Parade, Cheltenham, Gloucestershire, GL50 4LG**



Period terrace home ● Three bedrooms ● Two reception rooms ● Popular location ● Garden ● EPC TBC ●



# Marle Hill Parade

## Cheltenham

### Key Features



3  
Bedrooms



1  
Bathrooms



2  
Receptions

### About the property

A well-presented period terraced property situated in a very popular residential location close to Cheltenham town centre and the open green spaces of Pittville Park. This attractive home offers spacious and versatile accommodation arranged over multiple floors, making it ideal for families, professionals, or investment buyers.

The ground floor is arranged around a welcoming entrance hall, leading through to a bright and spacious reception room with feature fireplace, coving and striped floorboards. There is a separate dining room with fireplace and built storage and a modern fitted kitchen providing a range of high and low level units, tiled splash backs, stainless range style cooker with extractor over that is open to a conservatory style utility area and a spacious three piece bathroom suite completes the ground floor. Upstairs, there are three bedrooms, including two comfortable doubles and a further single room. There is also a useful basement for storage.

The rear garden is low maintenance being laid to gravel and is enclosed by brick wall and fencing.

Marle Hill Parade is a popular and well-established residential road, conveniently positioned within walking distance of Cheltenham town centre. The property is ideally placed for a range of local amenities, highly regarded schools, and excellent transport links.

Nearby attractions include Pittville Park, the Brewery Quarter, and Cheltenham's renowned festivals, making this an exceptional location for both lifestyle and convenience.

### 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 north east on Bath Road going through two sets of lights. The road bends to the left onto Oriel Road, past Cheltenham town Hall. At the lights follow the road left then right onto St Georges Road and immediately right onto Royal Well Road. You will see the bus station on your left hand side. At the junction turn right onto Clarence Street. Follow the road past Primark and Boots to the lights. Go straight over onto North Place. Turn left onto Clarence Road, this continues into Clarence Square and further to St Pauls Road. Marle Hill Parade is on the right hand side.

What 3 Words //hedge.sings.rips

#### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Gas

#### Local Authority

Cheltenham Borough Council  
Council tax Band - B

#### Our reference

CHE240277  
19th March 2026

#### We'd love to hear from you

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**Approximate Gross Internal Area 1489 sq ft - 138 sq m**

Lower Ground Floor Area 239 sq ft – 22 sq m

Ground Floor Area 709 sq ft – 66 sq m

First Floor Area 541 sq ft – 50 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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