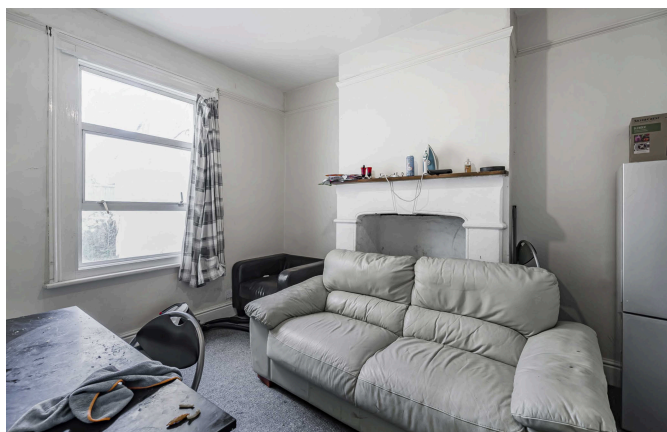


Marle Hill Parade, Cheltenham, Gloucestershire, GL50 4LG



Three bedroom terraced home • Two reception rooms • Kitchen • Rear courtyard garden • Cellar • Permit parking • No chain • EPC D

Marle Hill Parade,

Cheltenham, Gloucestershire, GL50 4LG

Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A three bedroom terraced home close to Cheltenham Town Centre and a stones throw from Pittville Park.

The well proportioned accommodation is arranged over three levels the property in briefly comprises; to the ground floor two generous reception rooms and the kitchen is situated at the rear of the property leading out to a private courtyard garden, perfect for enjoying a morning coffee or evening drinks.

The first floor has three bedrooms and a well-appointed family bathroom featuring both a separate shower cubicle and a bath.

Added storage space is available with a useful cellar, ideal for bikes, tools, or extra belongings.

The property is in need of modernisation so you can really put

your mark on it. Further benefits include gas central heating and double glazing. No onward chain.

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.

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.

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.

What3Words: ///punk.windy.shower

Services & Tenure

The tenure is freehold. All mains are understood to be connected.

Local Authority

Cheltenham Borough Council

Council Tax Band- B

Our reference

CHE/NB/MS/24042025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk



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Approximate Area = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). ©richcom 2025. Produced for Perry Bishop. REF: 1268627

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PROPERTY MEASUREMENT

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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.

Gloucestershire • Oxfordshire • Wiltshire

