

Old Bath Road, Cheltenham, GL53 9EF



Spacious three bedroom family home • Beautifully presented and remodelled accommodation • Mature and private garden • Driveway and garage • Fabulous 18ft fitted kitchen/dining room • Close to good local schools • 16ft sitting room with bi folding doors to the garden • Walking distance of amenities and local park • EPC C

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Key Features



3
Bedrooms



1
Bathroom



2
Receptions

About the property

A spacious, beautifully presented and remodelled three bedroom semi-detached house situated along this popular tree lined road close to excellent local amenities, parks and schools.

This beautifully remodelled home provides contemporary living and its well proportioned accommodation in brief comprises an entrance hall with adjacent cloakroom, a fabulous 18ft fitted kitchen/dining room, fitted with a range of units and built in appliances with space for a large table and chairs, the 16ft sitting room lies to the rear of the property with bi folding doors giving direct access into an enclosed and private garden.

On the first floor there are three good sized bedrooms and a family bathroom with a separate shower cubicle.

Additional benefits of this fine family home include gas fired central heating, double glazing, electric underfloor heating throughout the downstairs and a wood burner. A large driveway provides off road parking and leads to the detached garage, there is also a useful garden shed. The enclosed garden is private with a patio and lawned area.

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

From Cheltenham town centre proceed along Bath Road, passing Eagle Tower and our offices. At the traffic island continue along Leckhampton Road until the incline becomes significant at Leckhampton Hill. Turn sharp left into Old Bath Road continue for a little while and the property will be found on the left hand side.

What3Words /// bossy.obey.town

Services & Tenure

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

Local Authority

Cheltenham District Council.

Council Tax Band D.

Our reference

CHE/GW/CDH/01082025

We'd love to hear from you

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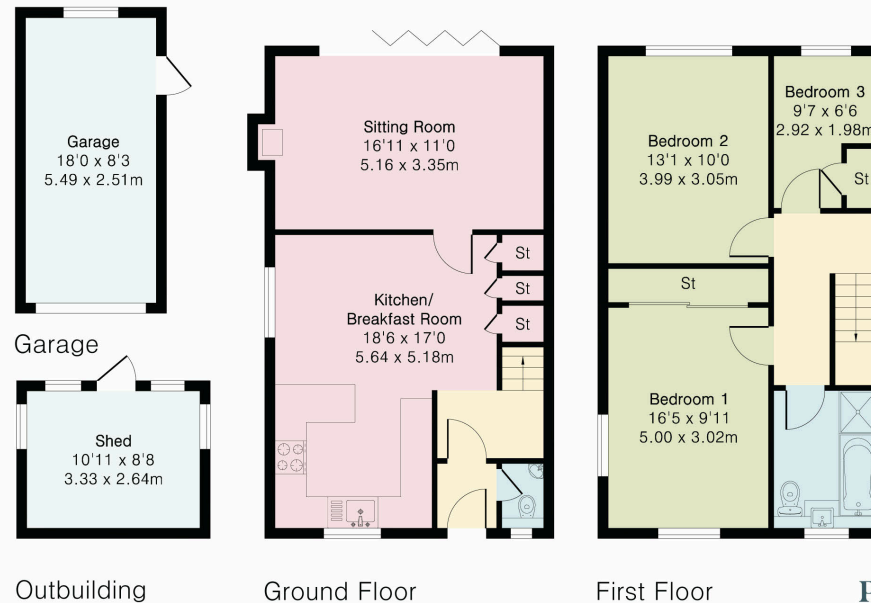
**Approximate Gross Internal Area 1022 sq ft - 95 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 512 sq ft – 48 sq m

First Floor Area 510 sq ft – 47 sq m

Garage Area 148 sq ft – 14 sq m

Outbuilding Area 95 sq ft – 9 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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