PerryBishop

PROPERTY MADE PERSONAL

Albemarle Gate, Pittville, Cheltenham, Gloucestershire, GL50 4PJ







- Substantial Two Bedroom Home
- Over 1,200 Sq.ft of Accommodation
- No Onward Chain
- Generous Conservatory
- Two Bath/Shower Rooms
- EPC D

Albemarle Gate

Pittville, Cheltenham

Key Features

2 Bedrooms

2 Bathrooms

2 Receptions

About the property

Offering considerably more space than might initially be expected, this substantial two bedroom home provides over 1,200 sq ft of accommodation, complemented by a conservatory, balcony and separate garage. Offered to the market with no onward chain, the property provides an excellent opportunity for a buyer to update and personalise a particularly versatile home.

The entrance opens into a small lobby with a cloakroom immediately alongside, before continuing into the impressive living room. Extending to approximately 18'11" x 17'4", this is an unusually generous reception space, with plenty of room to accommodate both sitting and dining furniture. A fireplace provides a natural focal point, while glazed doors provide access to the outside.

A spiral staircase rises through the centre of the house and creates a distinctive feature, while the kitchen sits beyond the living room. It is fitted with a range of cabinetry and provides ample workspace and appliance provision, with the layout continuing through to the conservatory.

The conservatory is another particularly useful addition, providing a light-filled second reception space overlooking the garden. Doors open directly outside, allowing the room to work particularly well during the warmer months.

Upstairs, the accommodation is arranged around a central landing with a good amount of built-in storage. There are two well-proportioned double bedrooms, one with ensuite and another bathroom to service the other bedroom.

The principal bedroom incorporates extensive fitted storage and opens onto a private balcony. This enjoys a particularly appealing open outlook across the neighbouring green space, giving the first floor an unusual sense of openness.

Bedroom two is another comfortable double, while the two separate bath/shower rooms provide a particularly practical arrangement for a two-bedroom home.

Outside, there is a private garden providing space for seating and planting, together with useful pedestrian access. A separate garage is located nearby and provides valuable parking or additional storage.

The accommodation would now benefit from some updating, but its proportions and layout provide an excellent starting point. With over 1,200 sq ft of space, two double bedrooms, two bathrooms, a conservatory, balcony, garage and no onward chain, Number 60 offers considerably more than the typical two-bedroom home.

Amenities

Cheltenham is a historic Regency spa town, widely regarded as one of the most desirable locations within Gloucestershire and the gateway to the Cotswolds.

Known for its elegant architecture, tree-lined avenues, cultural festivals and thriving town centre, Cheltenham offers an excellent blend of lifestyle, education, connectivity and green space.
The town provides a wide range of independent shops, restaurants, cafés, leisure facilities and parks, alongside well-known areas including Montpellier, Lansdown, Leckhampton, Tivoli, Pittville and Charlton Kings, each offering their own distinct character.

Cheltenham is particularly renowned for education, with highly regarded schools including Cheltenham College, Cheltenham Ladies' College, Dean Close School, Pate's Grammar School, Balcarras School and Leckhampton High School all contributing to the town's continued popularity with families.

Cheltenham Spa railway station provides direct links to Birmingham, Bristol and London, while the A40, A417 and M5 motorway offer excellent regional connectivity.

Combining Regency character, strong schooling, cultural identity and access to the Cotswolds, Cheltenham continues to attract buyers from across Gloucestershire and beyond.







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
From the Perry Bishop Cheltenham office, head north along Bath Road before turning left onto Oriel Road. Continue along the A46 via St George's Road, Royal Well Road and Clarence Street, before turning right onto Fairview Road. Turn left onto Portland Street and continue onto Evesham Road. Turn left into Albemarle Gate and follow the road into the development.

What 3 Words: **again.mint.finest**

Services & Tenure
Tenure - Freehold
Electricity - Mains Supply
Water – Mains Supply
Sewerage - Mains Supply
Heating - Gas

Local Authority
Cheltenham Borough Council
Council Tax Band - D

Our reference
CHE250551
25th August 2026

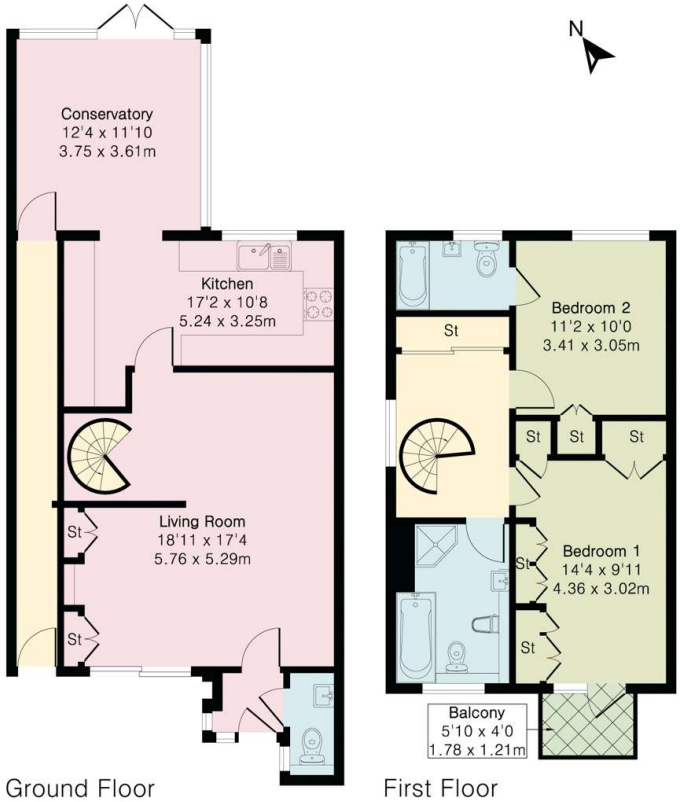
We'd love to hear from you
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Approximate Gross Internal Area 1247 sq ft - 116 sq m

Ground Floor Area 753 sq ft – 70 sq m

First Floor Area 494 sq ft – 46 sq m



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PINKPLAN

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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