



Old Bath Road, Cheltenham, GL53 7QF

In Excess of £575,000





## Old Bath Road

Cheltenham, GL53 7QF

Situated in a highly desirable location just moments from the vibrant Bath Road and within easy reach of Cheltenham town centre, this beautifully presented four-bedroom townhouse which forms part of an attractive terrace with classic architecture and is set behind hedging that provides a pleasant degree of privacy.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Fantastic Four Bedroom, Three Storey Townhouse
- Two Reception Rooms and Three Bathrooms
- Immaculately Presented Throughout
- Highly Popular Location Close To Local Amenities and A Short Stroll To Bath Road
- Enclosed Garden With Rear Access
- Private Garage Parking





Situated in a highly desirable location just moments from the vibrant Bath Road and within easy reach of Cheltenham town centre, this beautifully presented four-bedroom townhouse which forms part of an attractive terrace with classic architecture and is set behind hedging that provides a pleasant degree of privacy. This elegant terrace offers spacious and versatile accommodation arranged across three floors. Combining generous proportions with modern living, the property benefits from impressive reception spaces, four well-sized bedrooms, two ensuite shower rooms, a family bathroom, and a contemporary kitchen dining room opening directly onto the garden.

**Entrance Hall:** A welcoming entrance hall providing access to the ground floor accommodation, with stairs rising to the upper floors and access to the cloakroom.

**Sitting Room:** Located at the front of the property, this bright reception room features a large sash window with plantation shutters and high ceilings with decorative cornicing. The room offers flexible use and is currently arranged as a comfortable family lounge or playroom.

**Kitchen / Dining Room:** Positioned at the rear of the property, the kitchen dining room provides an inviting space for everyday living and entertaining. Fitted with contemporary gloss cabinetry, granite work surfaces and a range-style cooker with stainless steel extractor hood, the kitchen offers excellent storage and preparation space. A window above the sink allows plenty of natural light, while French doors open directly onto the garden terrace.

**First Floor Landing:** A central landing providing access to the principal reception room, two bedrooms and the family bathroom.

**First Floor Sitting Room:** An impressive and elegant reception room forming the main living space of the home. Two large sash windows with plantation shutters flood the room with natural light, while high ceilings with decorative cornicing and a feature fireplace create a wonderful sense of character and proportion. This generous room offers an excellent setting for both relaxation and entertaining.

**Bedroom Three:** A bright single bedroom with a large sash window and pleasant outlook, ideal as a child's bedroom, nursery or home office.

**Bedroom Four:** Another well-proportioned bedroom with sash window, perfectly suited for use as a nursery, study or guest room.

**Family Bathroom:** The family bathroom is fitted with a bath with shower over, pedestal wash basin and WC, with tiled walls and flooring providing a clean and practical finish.

**Bedroom One:** A spacious principal bedroom with two sash windows allowing excellent natural light and offering an elevated outlook. The room also benefits from built-in wardrobes providing excellent storage.

**En-suite Shower Room:** A modern ensuite featuring a walk-in shower enclosure, contemporary vanity unit with countertop basin and WC.

**Bedroom Two:** A well-sized double bedroom enjoying good natural light, ideal for guests or family members.

**En-suite Shower Room:** A further ensuite shower room comprising a shower enclosure, pedestal wash basin and WC.

**Garden:** To the rear of the property is a beautifully maintained enclosed garden offering an excellent balance of patio and lawn. A generous paved terrace directly outside the kitchen provides an ideal space for outdoor dining and entertaining, while the lawned area is bordered by fencing and planted beds. The garden enjoys a good degree of privacy and provides a wonderful extension to the living space.

**Parking:** In addition, the property benefits from a single garage located nearby, providing secure parking or useful storage.

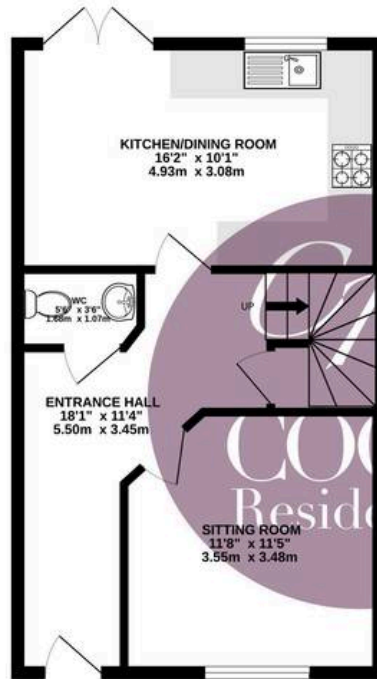
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164 sq.ft. (13.4 sq.m.) approx.



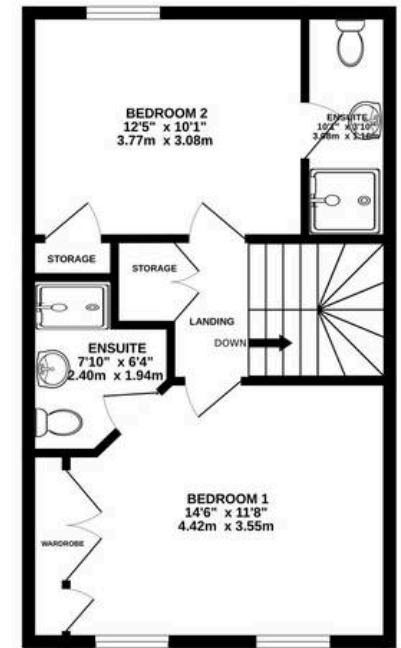
GROUND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



2ND FLOOR  
455 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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