



Marle Hill Parade

 Nick
GRIFFITH
ESTATE AGENTS

Marle Hill Parade

Cheltenham, GL50 4LG

£395,000 Freehold

A 3 bedroom town house with a good size garden and a garage, offered for sale with no onward chain.

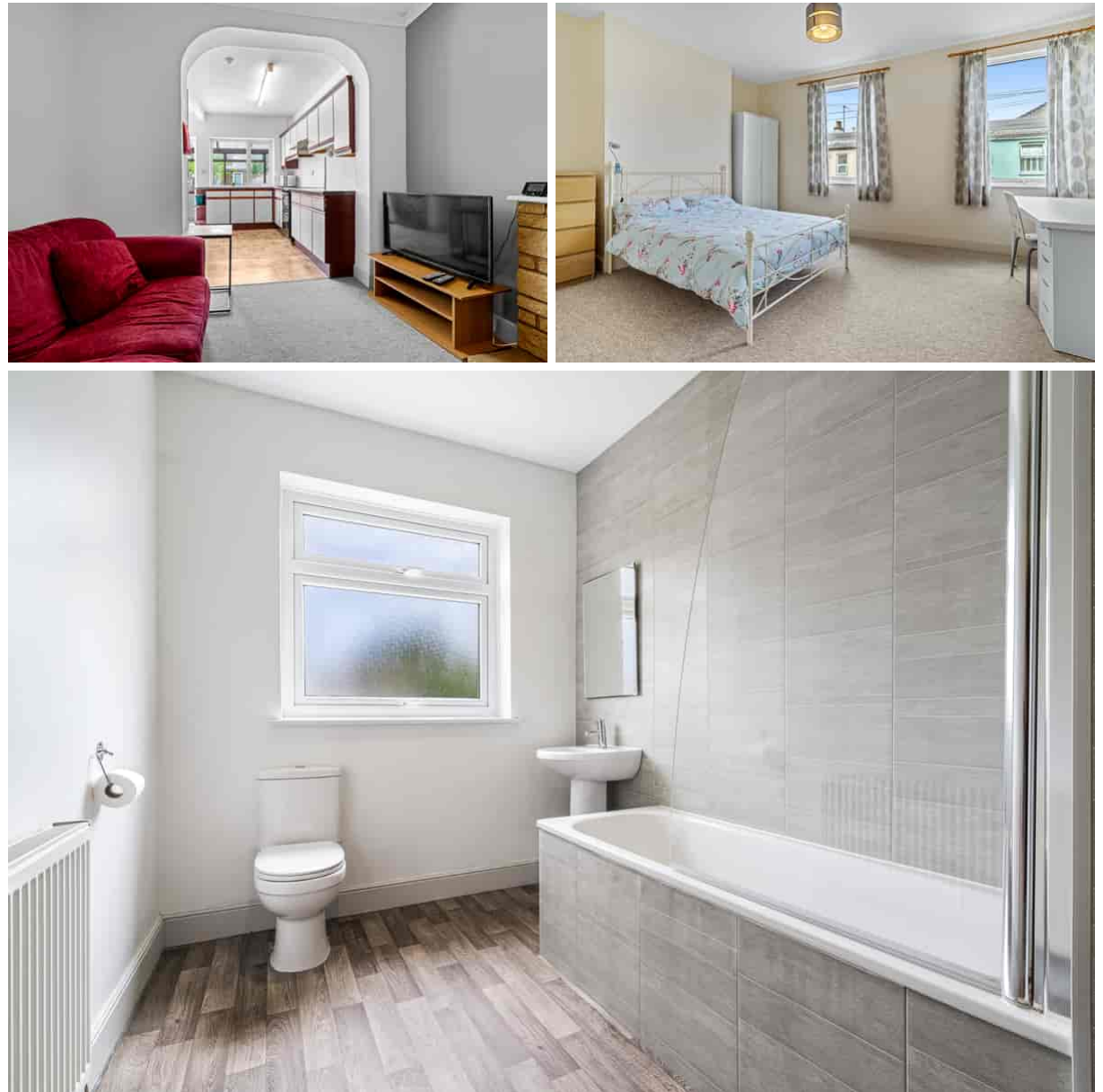
NO ONWARD CHAIN • entrance hall • living room • kitchen/dining area • lean to • home office/family room • 3 bedrooms • 2 bath/shower rooms • garden • garage • gas central heating • double glazing

Description

A very well presented period town house, situated close to Pittville Park and the town centre. The accommodation includes an entrance hall, living room, good size kitchen/dining area, ground floor shower room, and a useful lean-to at the rear. On the lower ground floor is a home office/family room. Upstairs, there are 3 bedrooms and an impressive bathroom. Outside, there is a generous garden, and a garage with vehicular access from Wellesley Road. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band B.**
Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Cable connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

A convenient location close to Pittville Park, the Brewery Quarter, and the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

14 Marle Hill Parade

Approximate Gross Internal Area

House : 1410 sq ft - 131 sq m

Garage : 291 sq ft - 27 sq m

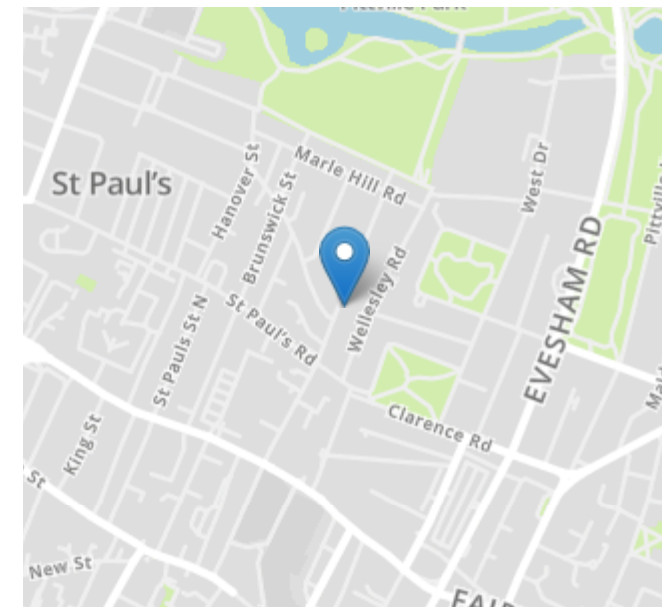
Total : 1701 sq ft - 158 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.