

Pittville

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Albert Road, Pittville, Cheltenham, GL52 2QX

Guide Price £450,000 Freehold

A 3 bedroom town house, situated in a prime central location, with garden, garage, and planning permission to extend.

PLANNING PERMSISION TO EXTEND • living/dining room • kitchen • 3 bedrooms • bathroom • garden • garage & driveway • gas central heating

Description

Set back from this highly sought after, wide tree lined road, a short walk from the town centre, Pittville Park and the Racecourse. The accommodation, which is now in need of some updating, includes an open plan living/dining room with sliding patio doors to the rear garden, a kitchen, 3 bedrooms, and a bathroom. Outside there are gardens to the side and rear, a single en bloc garage, and parking for 1 car accessed from Malden Road along with residents parking at the front of the property. There is current planning permission (21/01226/FUL - Cheltenham Borough Council) for a single storey side and rear extension, this is to add a ground floor bedroom with en suite, and to create a large kitchen/dining area with separate utility room. Council Tax Band D - Cheltenham Borough Council.

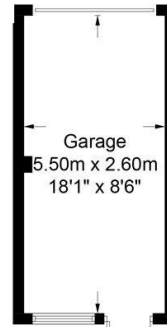




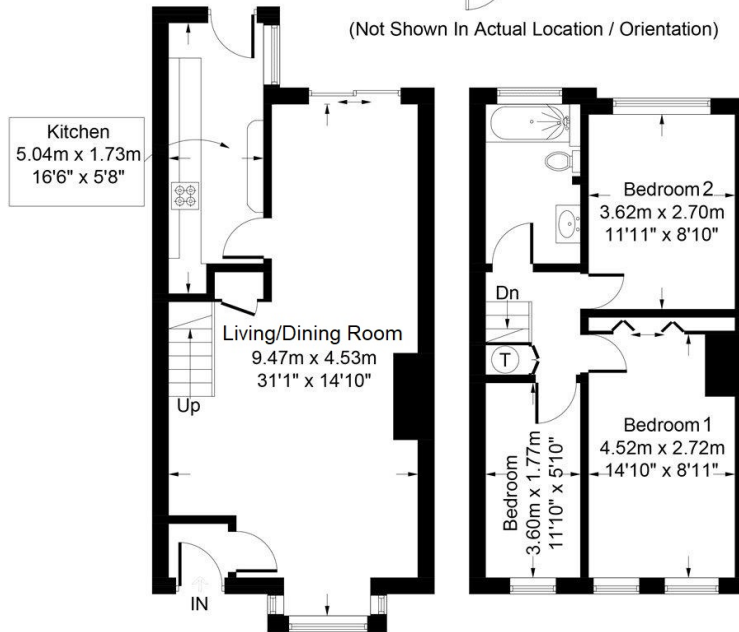
Situation

Albert Road is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and only a short distance from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area = 85 sq m / 914 sq ft
 Garage = 15 sq m / 161 sq ft
 Total 100 sq m / 1076



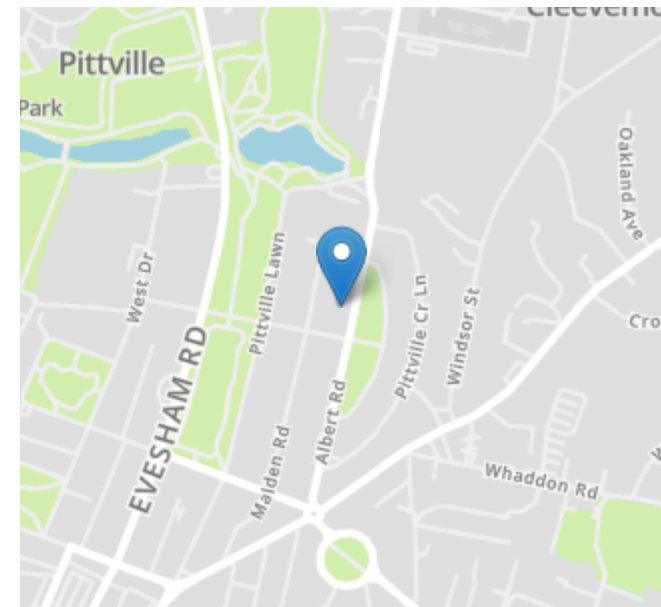
(Not Shown In Actual Location / Orientation)



Ground Floor

First Floor

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
 All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID 480129)
 admin@connorandcompany.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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