



All Saints Road

 Nick
GRIFFITH
ESTATE AGENTS

All Saints Road

Cheltenham, GL52 2HQ

Guide Price £525,000 Freehold

A 3 bedroom semi-detached house with ample off-road parking, offered for sale with no onward chain, close to Pittville Park and the town centre.

NO ONWARD CHAIN • porch • reception hall • living room • kitchen/dining room • cloakroom • 3 bedrooms • bathroom • good size single garage • private gated driveway • courtyard garden • gas central heating & double glazing • EV Charger

Description

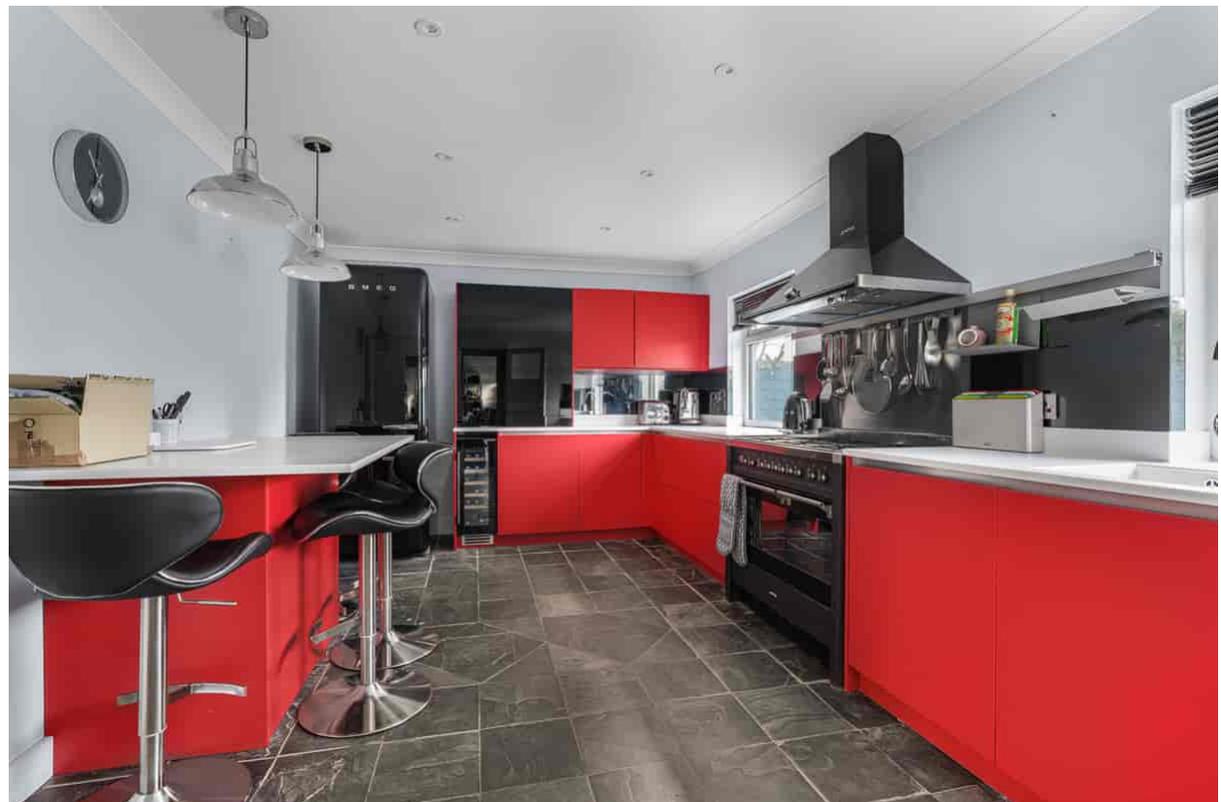
An attractive semi-detached house offering the potential to extend/upgrade with the relevant consents. The accommodation includes an entrance porch, reception hall, living room with feature wood burner, kitchen/ dining room with a range of integrated appliances, and a ground floor cloakroom. Upstairs, there are 3 bedrooms, a bathroom, and a generous loft space providing an excellent opportunity to convert into additional accommodation (with the relevant consents). Outside is a private gated driveway providing parking for 3-4 cars, a good size single garage, and an enclosed west facing courtyard garden. The property further benefits from gas central heating, double glazing, EV charger, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE The roof has been treated with spray foam insulation which may impact the ability to obtain a mortgage.





Situation

Situated in a premier tree lined road close to the town centre, Pittville Park, the pump rooms, the Racecourse, and only an 8 minute walk to John Lewis. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

92 All Saints Rd

Approximate Gross Internal Area

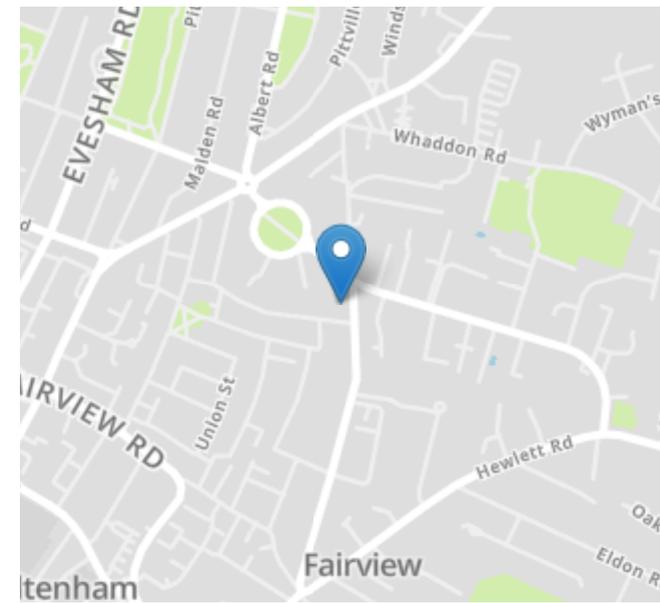
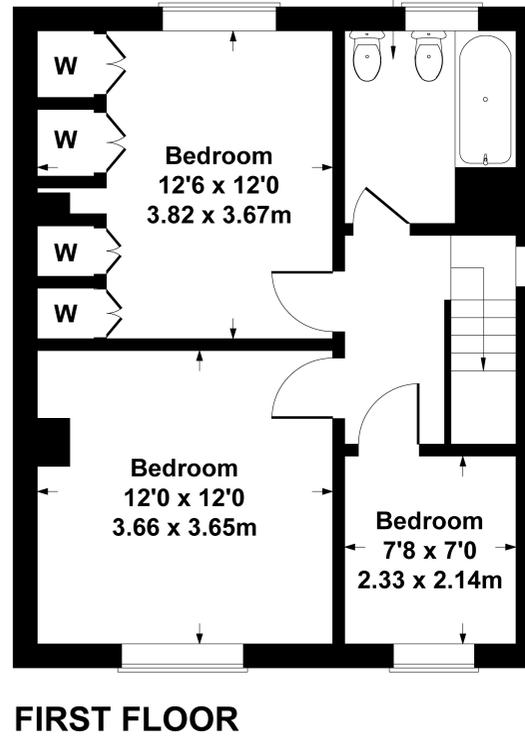
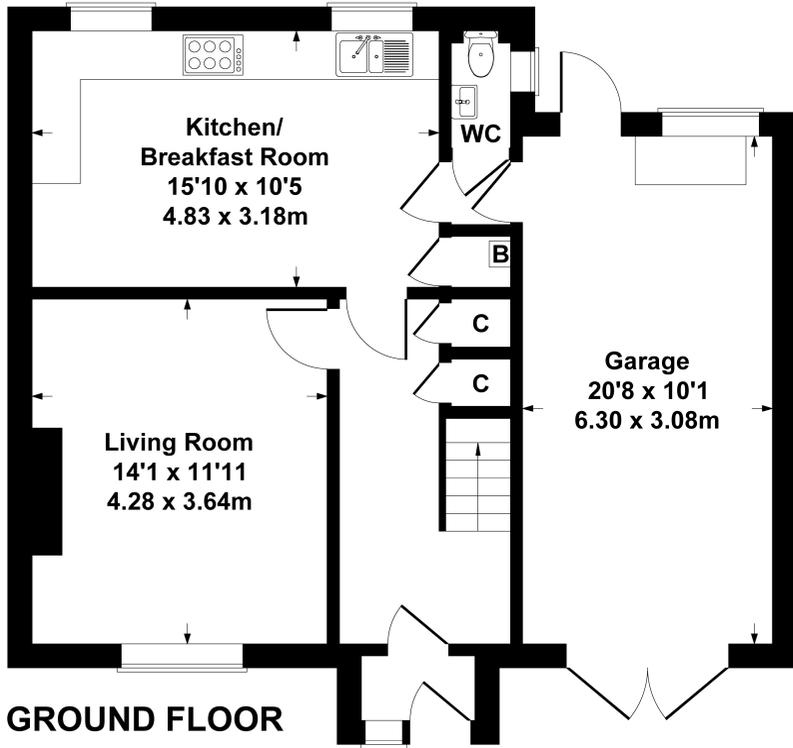
House : 980 sq ft - 91 sq m

Garage : 205 sq ft - 19 sq m

Total : 1185 sq ft - 110 sq m



Bathroom
7'9 x 6'9
2.37 x 2.07m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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. 2026

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.