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OPENING HOURS

Mon. Closed
Tues. 9am - 7pm
Wed. 9am - 7pm
Thurs. 9am - 4pm
Fri. 9am - 4pm
Sat. 9am - 4pm

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66

Bath Road

 Nick
GRIFFITHS
ESTATE AGENTS

Bath Road

Cheltenham, Gloucestershire, GL53 7JT

£300,000 Freehold

A period town house, currently divided into 2, 1 bedroom apartments, situated in this prime central location, close to Montpellier and the town centre.

NO ONWARD CHAIN • entrance hall • 2 living rooms • 2 kitchens • 2 double bedrooms • 2 bathrooms • 2 home offices • courtyard garden with workshop/store • gas central heating • double glazing

Description

An attractive freehold town house, which has been neatly converted into 2 apartments. The very well presented accommodation includes a small entrance hall leading to both of the apartments, the ground floor has an open plan living/dining/kitchen area, a double bedroom, home office/dressing room, and a bathroom. Upstairs, there is also an open plan living/dining/kitchen area, a double bedroom, home office/dressing room, and a bathroom. Outside, there is an enclosed town garden with a brick built workshop/store (access only from the ground floor apartment). The property further benefits from gas central heating (a boiler on the ground floor and a boiler on the first floor), double glazing, and is offered for sale with no onward chain.

PLEASE NOTE - THIS PROPERTY IS USED AS AN AIR B&B. AS A RESULT THERE MAY BE A PERIOD OF TIME BEFORE WE CAN ARRANGE A VIEWING.



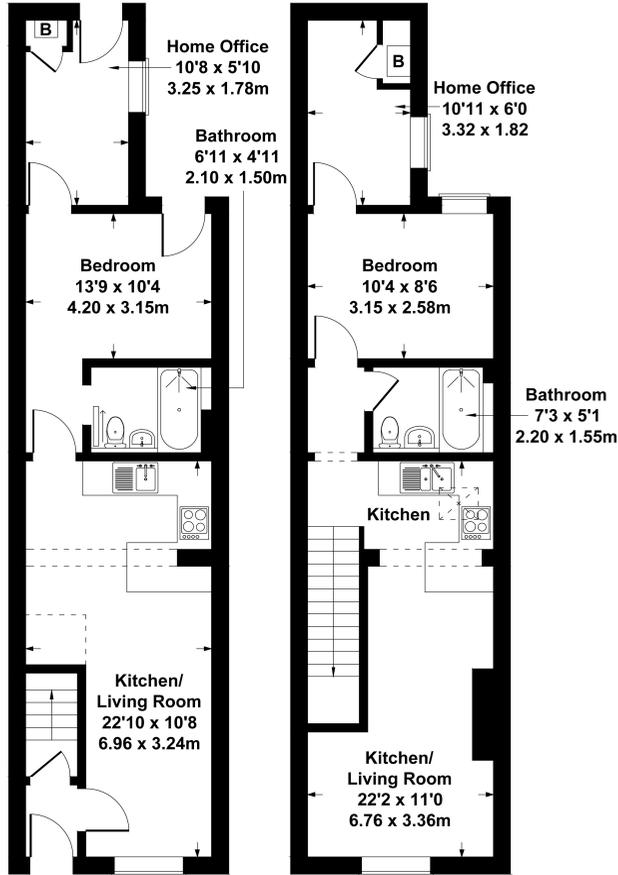


Situation

Just a few hundred yards from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. 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.

64 Bath Rd

Approximate Gross Internal Area
915 sq ft - 85 sq m



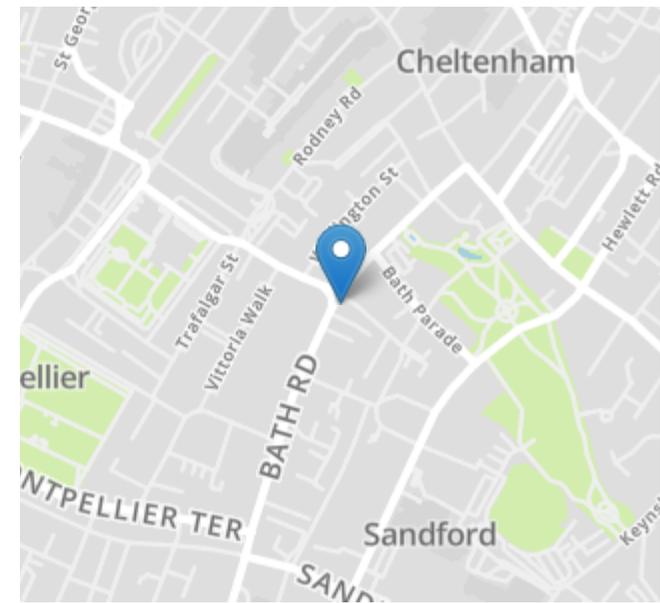
GROUND FLOOR

FIRST FLOOR

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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	70	
(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	

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