



Cromwell Road

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Cheltenham, GL52 5DW

Offers in Excess of £500,000 Freehold

An extended and beautifully presented 3 bedroom, semi detached house with a lovely garden, just a short to the town centre and Pittville Park.

APPROX 1500 SQUARE FEET • reception hall • living room • large open plan kitchen/dining/family room • 3 double bedrooms • 2 bath/shower rooms • landscaped garden • driveway • gas central heating & double glazing

Description

A fine example of a characterful property that has been upgraded and extended to create stylish, modern living, yet retaining much of the period charm. The beautifully presented accommodation includes a reception hall and a good size living room with box bay window and open fire. The rear of the property has been remodelled and extended to offer a stunning open plan kitchen/dining/family area. The family area has a log burner, while the kitchen hosts an array of quality appliances, central island, breakfast bar and bi-folding doors opening out to the garden. On the first floor, there are 2 double bedrooms and a large family bathroom with bath and separate walk-in shower. A loft conversion has created the principal bedroom with fitted wardrobe and en suite shower room. Externally, the garden has been landscaped with a large patio area, grass laid to lawn, covered seating area and shed. To complete the property there is a block paved driveway and electric vehicle charging point. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D . **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.

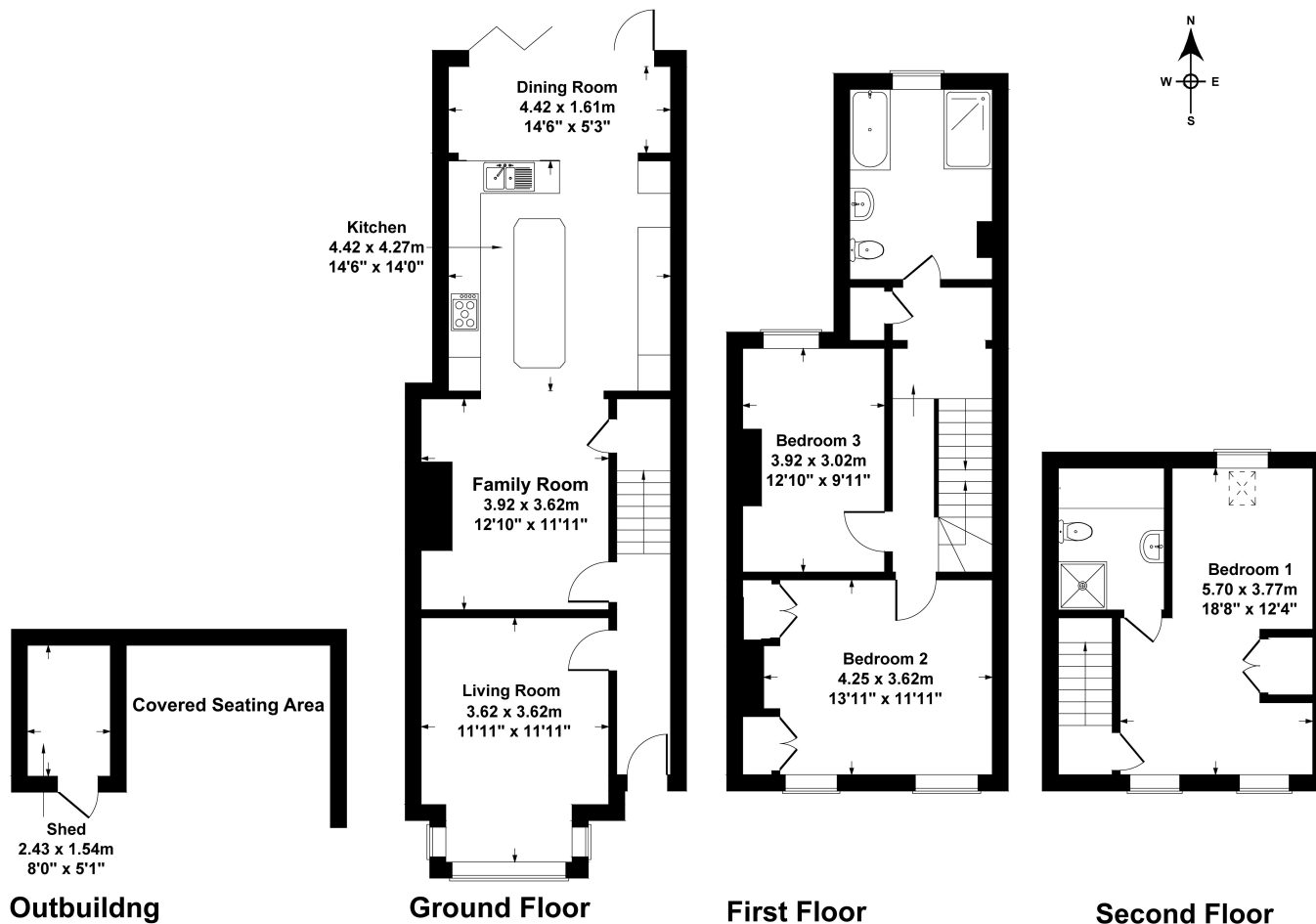




Situation

Located just off Prestbury Road, the property enjoys a convenient position close to the town centre, Pittville Park and the village of Prestbury. 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
Total - 143 sq. metres (1539 sq. feet)



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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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