



Pittville

24

Pavilion Mews

Permit
parking
area
ENDS



Nick
GRIFFITH
ESTATE AGENTS

Pittville

Malden Road, Pittville, Cheltenham, GL52 2BU

£390,000 Freehold

A detached 2 bedroom mews house, situated in this prime central location within a few minutes walk of the beautiful Pittville Park and the town centre.

OFF ROAD PARKING • detached mews house • reception hall • living/dining room • kitchen • cloakroom • 2 bedrooms • bathroom • gas central heating • double glazing

Description

Set in a highly sought after location, just a short walk from the picturesque Pittville Park, town centre and the Prestbury Racecourse. This individual, charming property includes a reception hall, useful cloakroom, open plan living/dining room, and a kitchen with a range of modern shaker style units and integrated appliances. On the first floor, there are 2 bedrooms (the master bedroom with a large built-in wardrobe), and a family bathroom. The property further benefits from gas central heating, double glazing throughout, and off-road parking.

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.



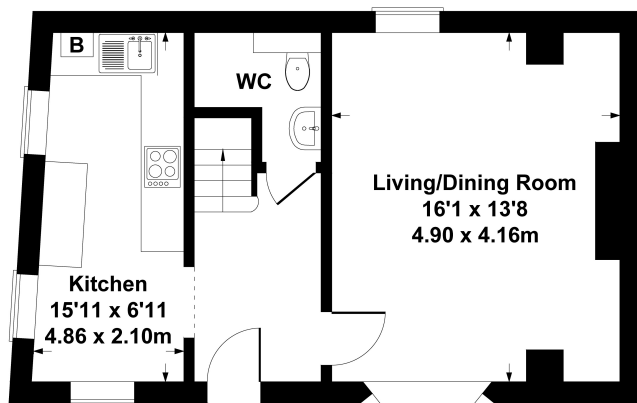
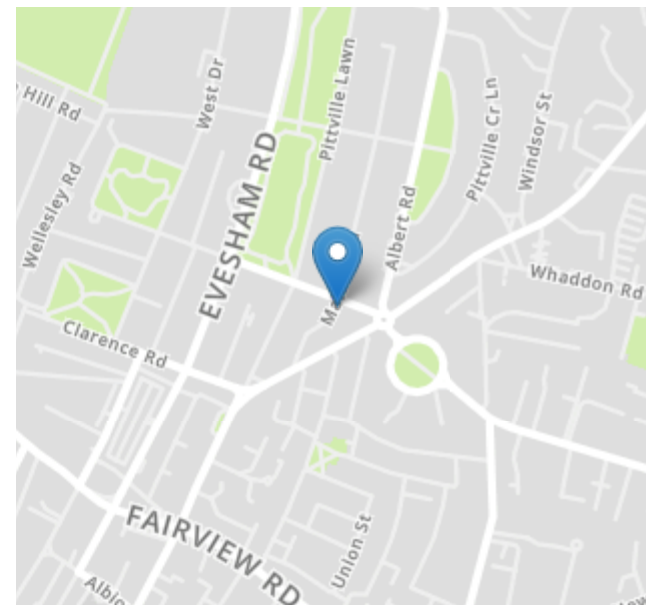


Situation

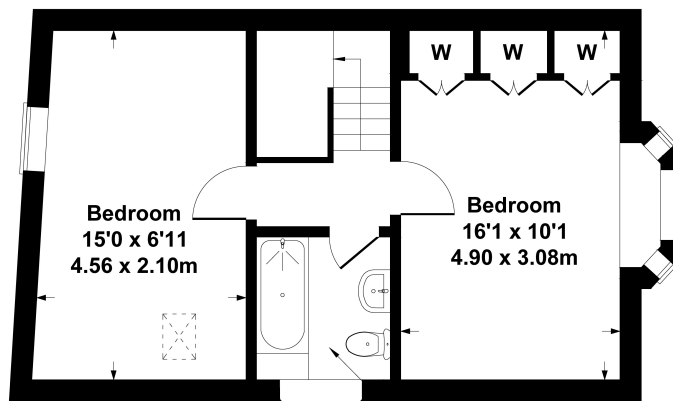
Malden Road is a central location close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and it's only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury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

24 Malden Road

Approximate Gross Internal Area
883 sq ft - 82 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. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)		
D	64	
(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.