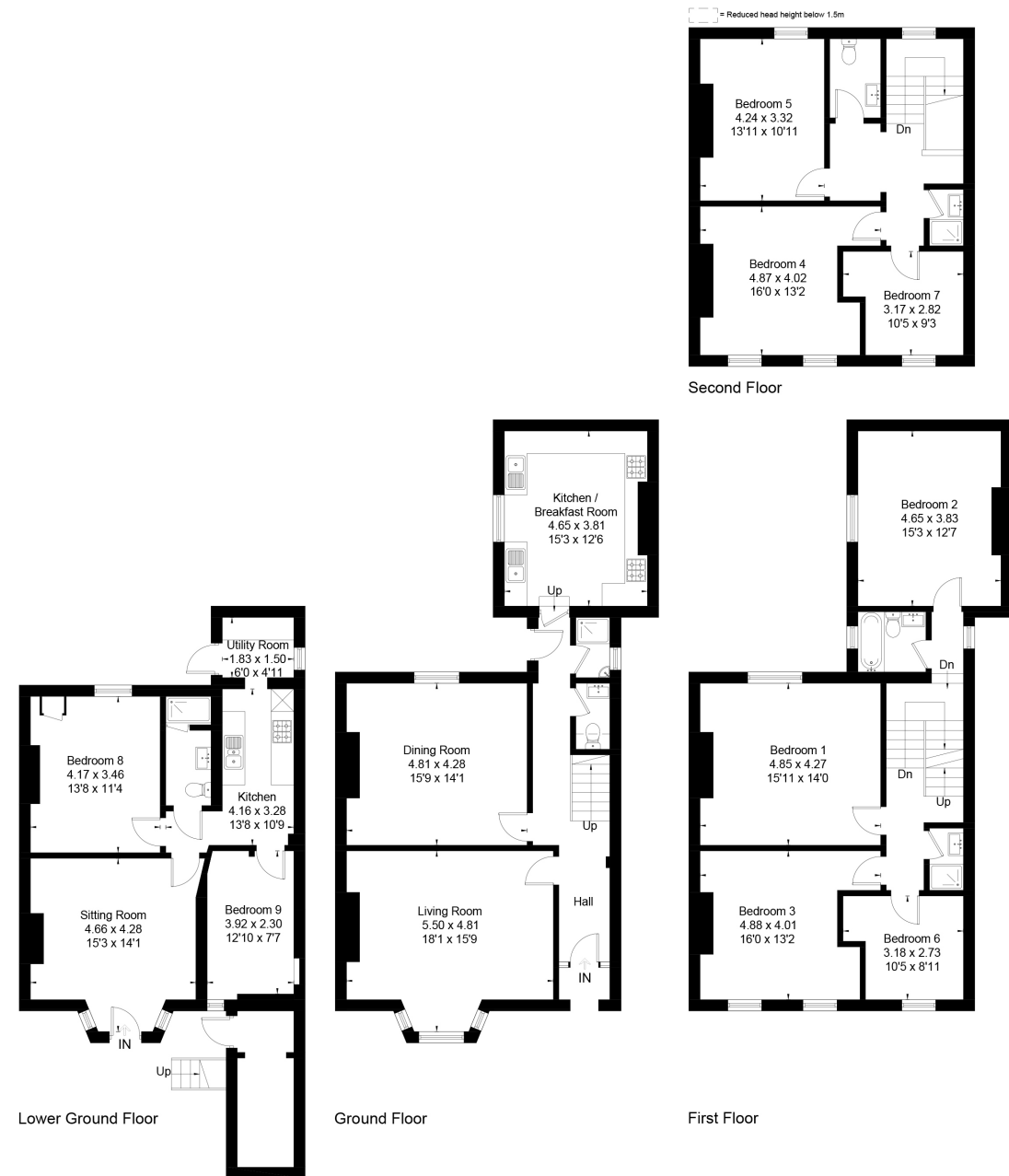


Approximate Floor Area = 283.6 sq m / 3053 sq ft
 Outbuilding = 6.3 sq m / 68 sq ft
 Total = 289.9 sq m / 3121 sq ft



I Kenilworth Villas, St Annes Road, Cheltenham, Gloucestershire GL52 2SS

Over four floors, and amounting to just over 3000 square feet, is this well presented linked semi-detached town house offering seven bedrooms plus a splendid two bedroom self-contained apartment conveniently located on a quiet side road in a popular residential area within walking distance of locals shops, cafes and schools, Pittville Park and the town centre.

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This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition. All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95380

Disclaimer:

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- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

1 Kenilworth Villas, St Annes Road, Cheltenham, Gloucestershire GL52 2SS

Over four floors, and amounting to just over 3000 square feet, is this well presented linked semi-detached town house offering seven bedrooms plus a splendid two bedroom self-contained apartment conveniently located on a quiet side road in a popular residential area within walking distance of locals shops, cafes and schools, Pittville Park and the town centre. The generously apportioned ground floor accommodation of the main dwelling with high ceilings and character features comprises in brief, an entrance hallway, a large living room, a dining room, a modern fitted kitchen/breakfast room, shower room and WC and side entrance to the good sized landscaped rear garden. The first floor has three double bedrooms, a single bedroom, family bathroom and separate shower room. On the second floor there are a further two double bedrooms with far reaching views from the rear, a single bedroom, shower room and separate WC. In addition, the self-contained lower ground floor apartment with its own entrance, patio area and outside storage, offers a living room, a modern fitted kitchen, a utility room and two bedrooms with a shower room. Further benefits of this fine property, that was previously used as a House in Multiple Occupation, include a wealth of character features, double glazing, gas fired central heating, residents permit parking in Zone 15 at a cost of £5.46 per month for the first vehicle and £10.93 for the second vehicle. EPC Rating: Principal dwelling - D / Apartment - D.



Directions

Leave Cheltenham via Hewlett Road. Take the second turning on the left and the property can be found on the right hand side.

Price:

£785,000

Tenure:

Freehold

Contact:

Karen Short