



Pittville

 Nick  
**Griffith**  
ESTATE AGENTS

# Pittville

Cleavelands Avenue, Pittville, Cheltenham, GL50 4PS

£375,000 Freehold

A 3 bedroom, semi detached house within this sought after road with driveway, garage, and offered for sale with no onward chain.

NO ONWARD CHAIN • living room • dining room • kitchen • utility & cloakroom • 3 bedrooms • bathroom • driveway & garage • front & rear gardens • gas central heating & double glazing

## Description

A 3 bedroom, semi detached property in this popular location close to Pittville Park with no onward chain. The living accommodation, which is now in need of modernising/upgrading, includes an entrance porch, reception hall, living room, separate dining room with a door leading to the rear garden, a kitchen fitted with a range of wall and base units, and a door to the utility area and downstairs toilet. On the first floor, there are 3 good size bedrooms and a family bathroom. Externally, there is a west facing rear garden, mainly laid to lawn with mature planted borders. The front garden has a good size driveway giving ample off-road parking and leading to the garage.

## 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.



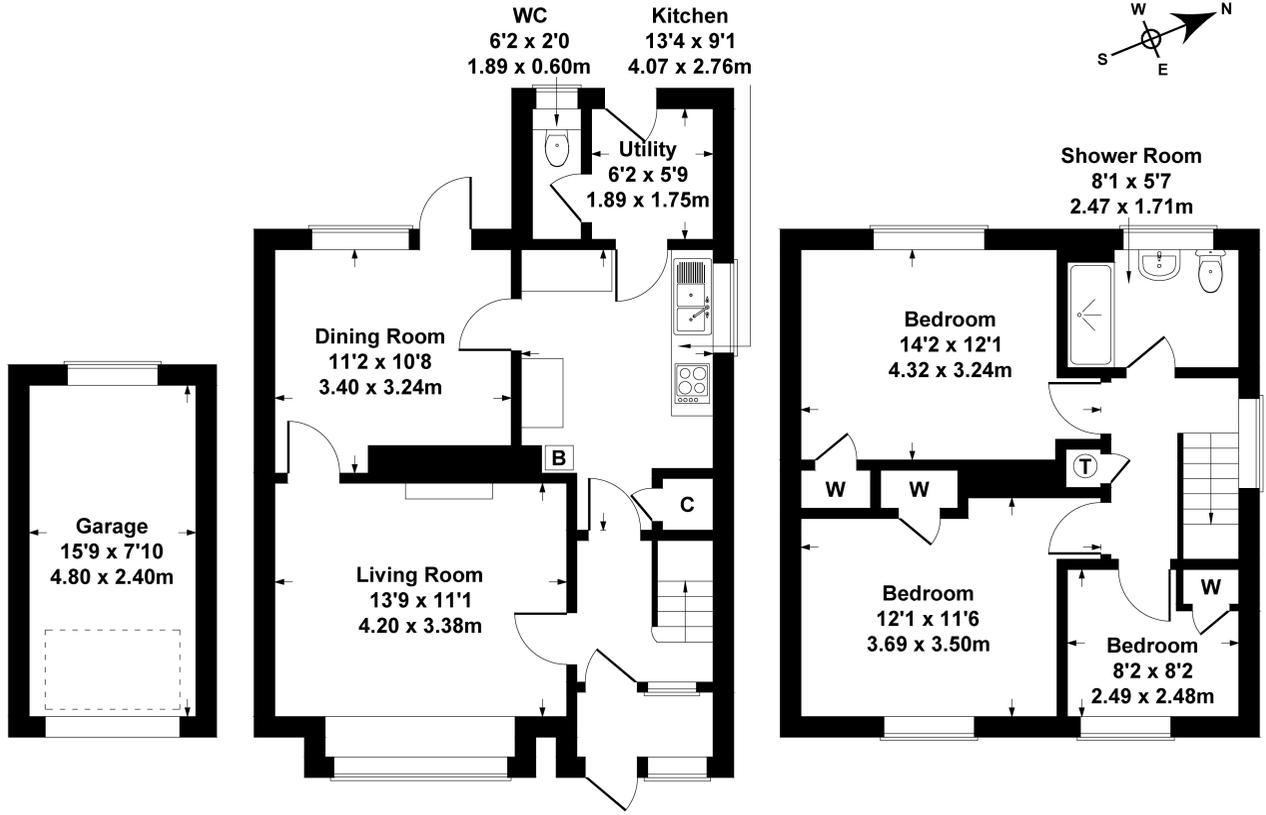
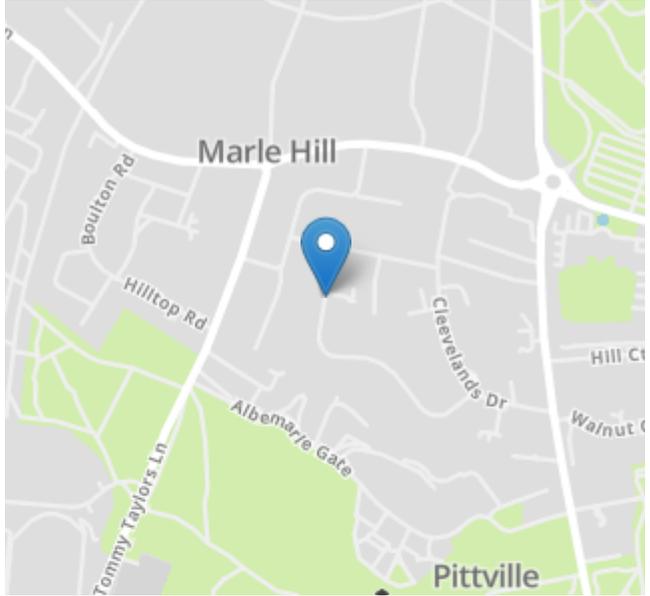


### Situation

Located just off Evesham Road, this is a premier central location, approx. 1 mile from the town centre and close to the world famous Prestbury Park Racecourse, Pittville Park and the Pump Rooms. 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.

# 74 Cleavelands Ave

Approximate Gross Internal Area  
1130 sq ft - 105 sq m



**GARAGE**

**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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 58                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.



**01242 261231**  
info@ngea.co.uk  
ngea.co.uk  
114 Bath Road, Cheltenham, GL53 7JX