



London Road



# London Road

## Cheltenham, GL52 6HJ

### Guide price £695,000 Freehold

A substantial period property, set in a generous plot offering potential to extend/develop (with the relevant consents).

NO ONWARD CHAIN • living room • dining area • kitchen/breakfast room • utility room • home office • ground floor bedroom with en suite • 2 first floor bedrooms • bathroom • loft room • driveway • lovely garden • workshop

#### Description

Extending to approx. 2300 square feet, this individual property is set back from the road on a good size plot. The accommodation, which is now in need of updating, includes a living room with feature fireplace, dining area, kitchen/breakfast room with doors to the garden, separate utility room, home office, and a ground floor bedroom with en suite shower room. On the first floor, there are 2 further bedrooms and a bathroom. There also a loft room. Outside, there is parking and turning for several cars, a detached workshop, and a lovely mature garden.

#### Further Information:

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

**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.

**Please note** This sale is subject to Probate being granted.



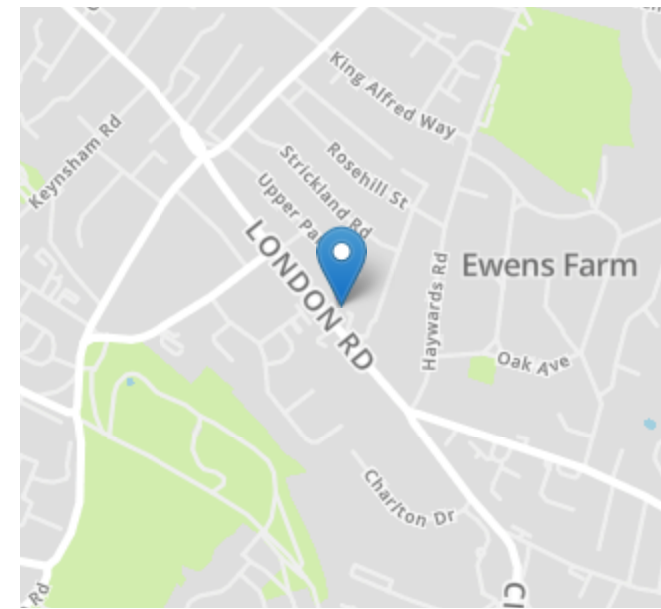
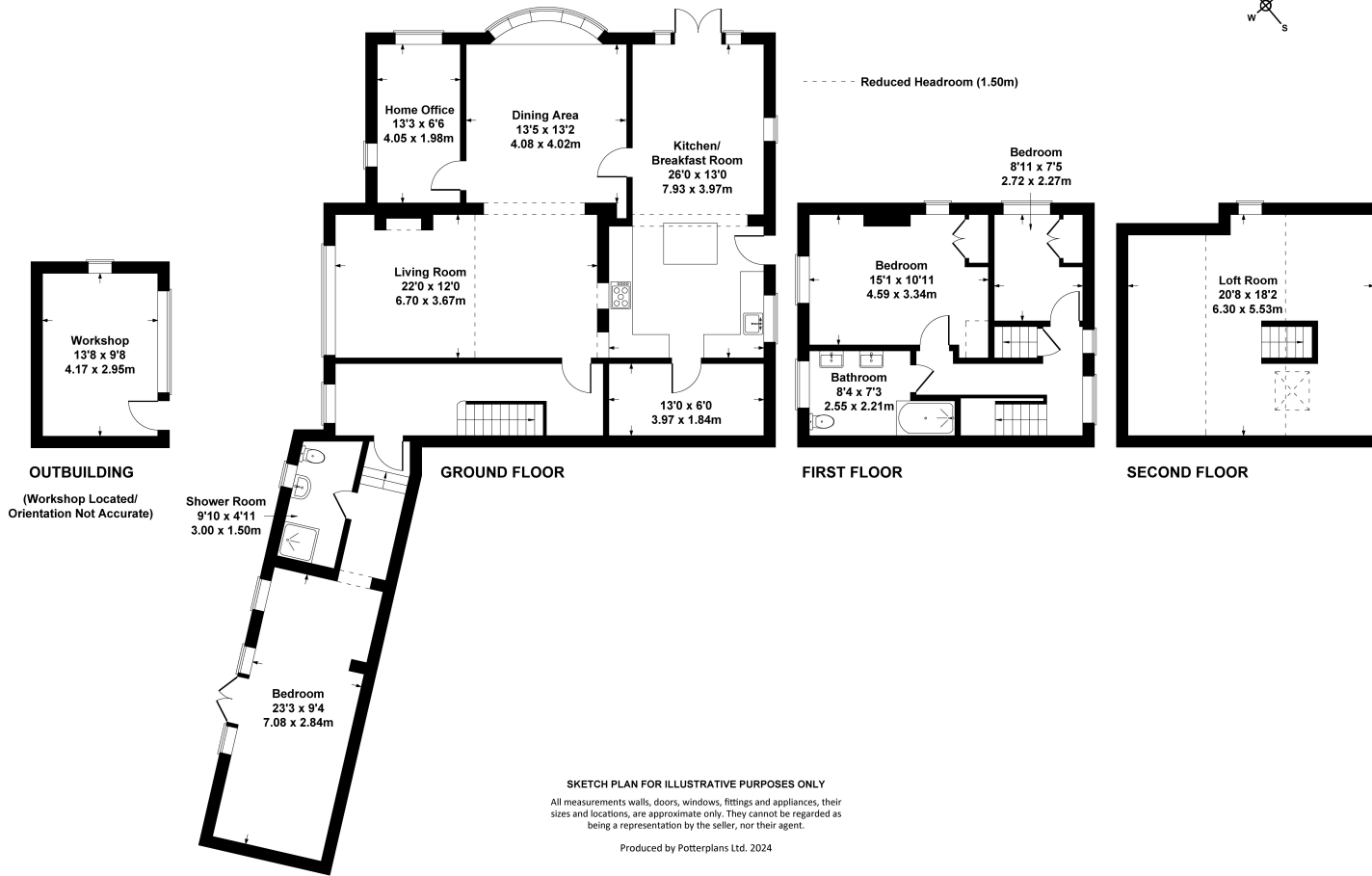


### **Situation**

Situated in a very convenient central location, just a short walk from the town centre, Charlton Kings, Sandford Park, Cox's Meadow and Cheltenham 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.

### 166 London Rd

Approximate Gross Internal Area  
 House = 2271 sq ft - 211 sq m  
 Outbuilding = 129 sq ft - 12 sq m  
 Total = 2400 sq ft - 223 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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