



Hales Road



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Hales Road

Cheltenham, GL52 6SE

£525,000 Freehold

**A versatile 3 bedroom, 3 storey, town house with a 1 bedroom self contained apartment, just a short walk from the town centre and Sandford Park.**

1 BEDROOM SELF CONTAINED APARTMENT • reception hall • living/dining room • kitchen/breakfast room • 3 bedrooms • family bathroom • loft room • enclosed courtyard garden • pedestrian gated rear access • walking distance of the town centre and hospital • no onward chain

## Description

A well presented period, 3 bedroom, 3 storey town house with a spacious self contained apartment providing great potential for an additional income. On the raised ground floor is an entrance hall; and a living room with a bay window to the front aspect, a feature fireplace, and an opening to the generous dining room. The extended kitchen/breakfast room has a range of modern units, wooden worktops, and double doors leading to the rear garden. On the first floor, there are 3 bedrooms, a spacious bathroom housing a 4 piece suite, and a spiral staircase giving access to the boarded loft room with velux windows. In addition to the main house, the lower ground floor apartment has stairs from the front to the c.17ft living room, kitchen, bedroom, and shower room. Outside is a paved patio garden enclosed by red brick walling providing an ideal entertaining space, a wood garden shed, and rear pedestrian access.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band (Main House)** C. **Tax Band (Apartment)** A with a separate EPC rating of C. **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** The owner of this property is related to an employee of Nick Griffith Estate Agents.





### Situation

Hales Road is a short distance from the town centre, both Pittville and Sandford Park, the Lido, and excellent schools. 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.

