



The Park



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Tudor Lodge, The Park, Cheltenham, GL50 2SL

Guide Price £525,000 Freehold

A 4 bedroom, 3 storey, town house with 2 single garages, situated in this prime location close to Bath Road and Montpellier.

NO ONWARD CHAIN • reception hall • cloakroom • living room • dining room • kitchen • utility room • 4 bedrooms • 2 bath/shower rooms • double glazing • garden • 2 garages

Description

A good size 4 bedroom town house now in need updating throughout. The accommodation includes a reception hall, ground floor cloakroom, kitchen, separate utility room with door to the rear, and a dining room. On the first floor, there is a living room, bedroom, and shower room. There are 3 further bedrooms and a bathroom on the second floor. Outside, there is an enclosed east facing town garden with gated pedestrian access, parking for 1 car and 2 single garages (1 with direct access from the rear garden). The property further benefits from double glazing and is offered for sale with no onward chain.

Further Information:

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

Electricity Mains. **Water** Mains. **Sewerage** Mains.

Gas Connected to the property but the boiler is not operational.

Broadband Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



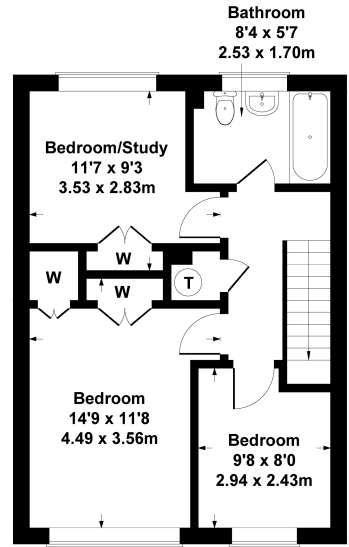
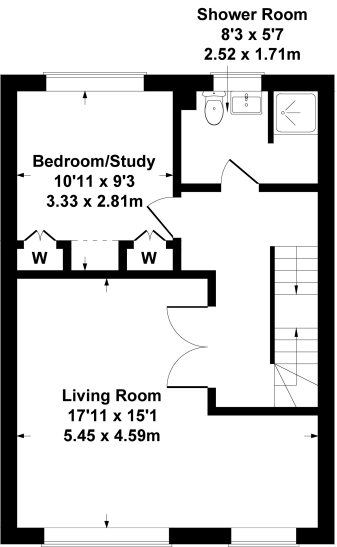
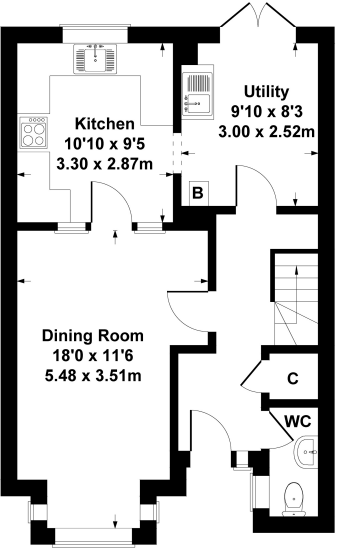
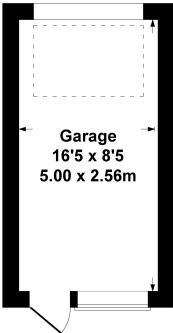
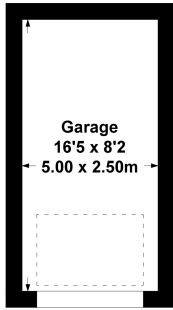
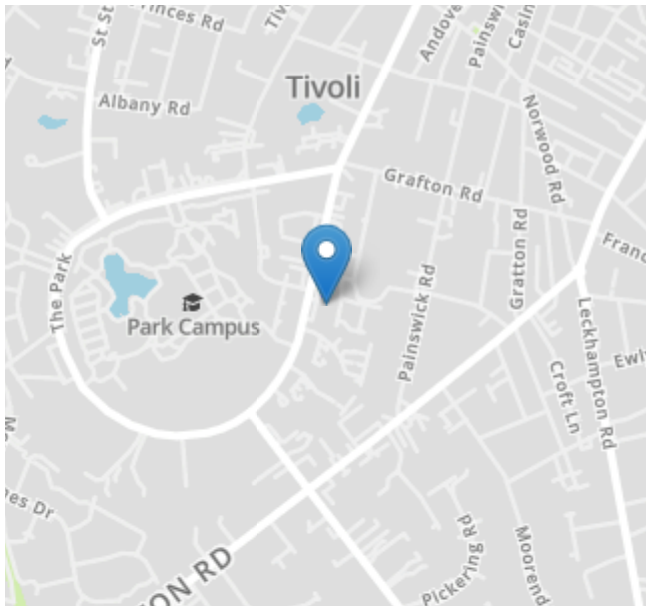
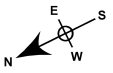


Situation

Nestled in the heart of The Park, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. 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

7 Tudor Lodge

Approximate Gross Internal Area
1722 sq ft - 160 sq m



GARAGE
(LOCATION/ORIENTATION
OF GARAGE NOT ACCURATE)

GROUND FLOOR

FIRST FLOOR

SECOND 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		83
(69-80)		
C		
(55-68)		
D		
(39-54)	47	
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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01242 261231

info@nea.co.uk

nea.co.uk

114 Bath Road, Cheltenham, GL53 7JX