



Wellesley Road

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Wellesley Road

## Cheltenham, GL50 4LD

### £459,950 Freehold

An impressive 3 bedroom town house with a garage and garden, just a short walk from Pittville Park and the town centre.

Reception hall • open plan living/dining & kitchen area • cloakroom • 3 bedrooms • 2 bath/shower rooms • garage • town garden • under floor heating (ground floor) • solar panels • residents permit parking • double glazing • New Home Build Guarantee

#### Description

Built approx. 5 years ago, this impressive town house offers stylish and contemporary living in this central position. The beautifully presented accommodation includes a reception hall, downstairs cloakroom, and a lovely open plan living/dining & kitchen area with a range of integrated appliances and fully retractable bi-folding doors opening out to the garden. Upstairs, there are 3 bedrooms and 2 luxury bath/shower rooms, bedroom 3 is currently used as a home office. Outside, there is a single garage with electric roller door, and an enclosed town garden at the rear. The property further benefits from underfloor heating (ground floor), solar panels, residents permit parking, and a New Home Build Guarantee (expiring in 2030).

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Electric. **Broadband** FTTC connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.







### Situation

A convenient location close to Pittville Park, the Brewery Quarter, and the town centre. 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.

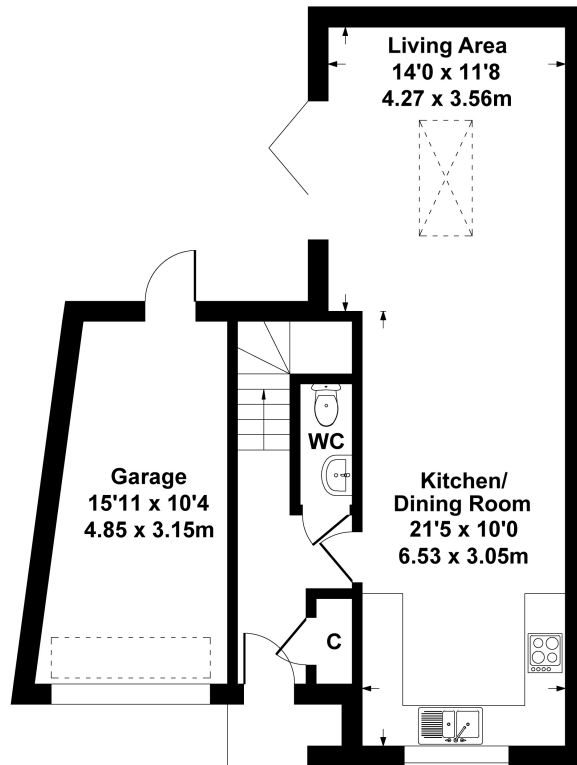
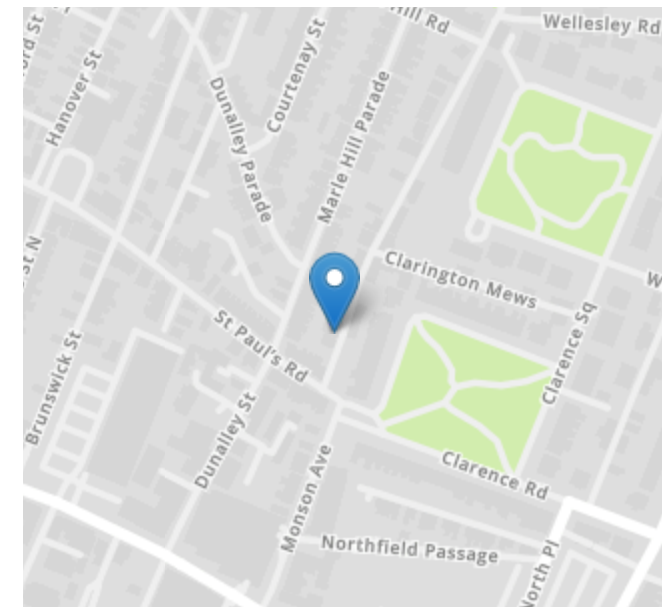
# 17 Wellesley Rd

Approximate Gross Internal Area

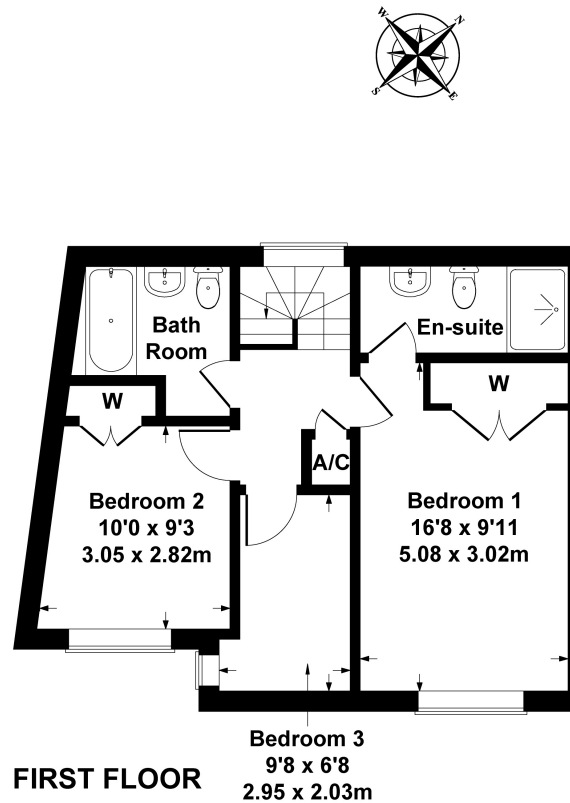
House = 990 sq ft - 92 sq m

Garage = 148 sq ft - 14 sq m

Total = 1141 sq ft - 106 sq m



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. 2025

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>		
(55-68) <b>D</b>	65	70
(39-54) <b>E</b>		
(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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