



The Park



Nick

**GRIFFITH**

ESTATE AGENTS



# The Park

## Tudor Lodge, The Park, Cheltenham, GL50 2SL

### Guide Price £500,000 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 • gas central heating • 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, gas central heating (new boiler and cylinder installed 2024), and is offered for sale with no onward chain.

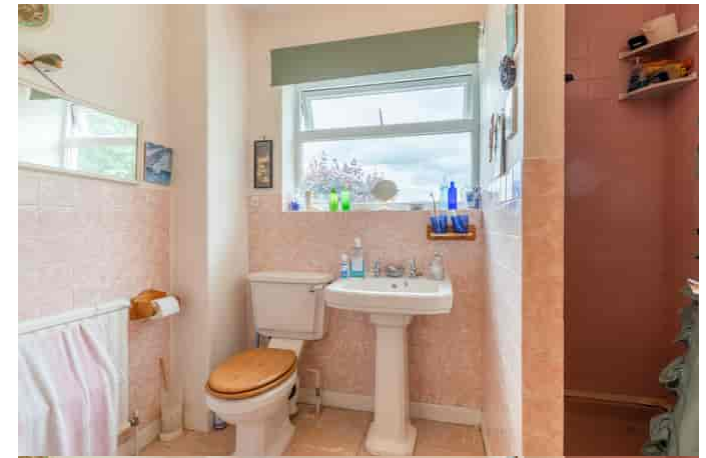
#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas central heating.

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

**Agents Note** The sale of this property is subject to probate being granted.



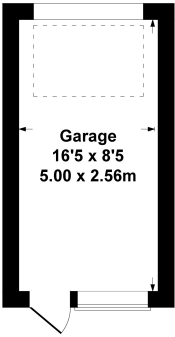
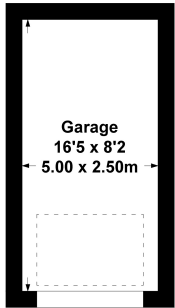
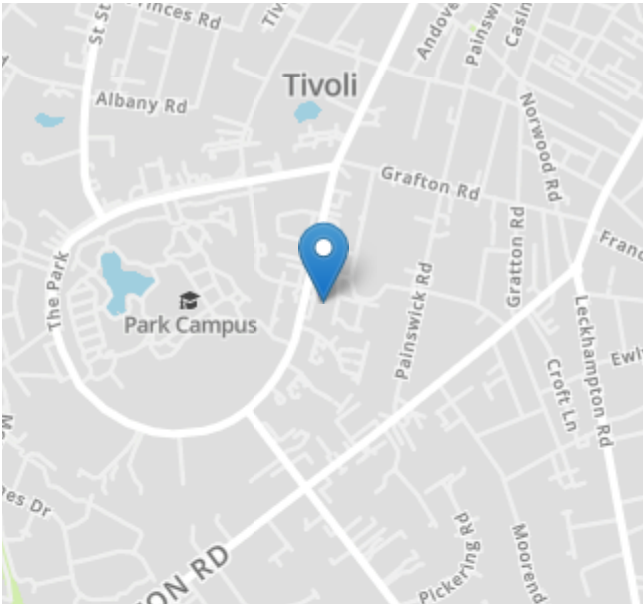
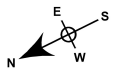


### Situation

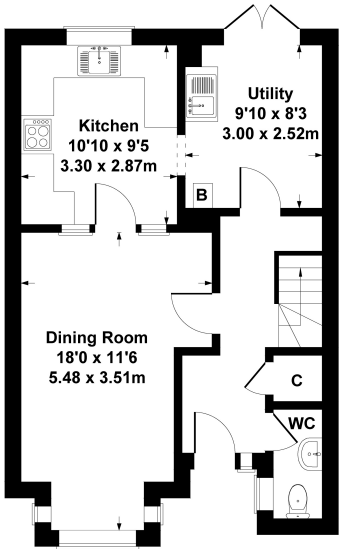
Nestled in the heart of The Park, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens



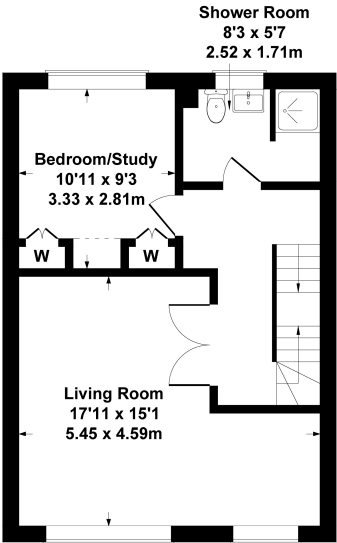
**7 Tudor Lodge**  
Approximate Gross Internal Area  
1722 sq ft - 160 sq m



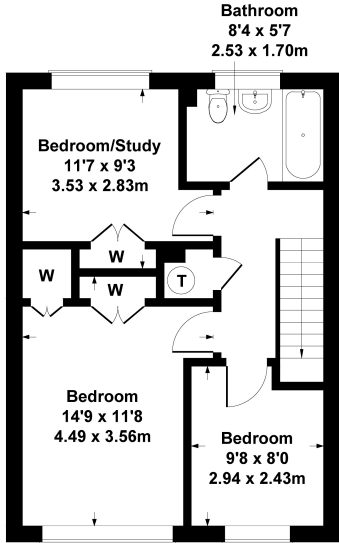
**GARAGE**  
(LOCATION/ORIENTATION  
OF GARAGE NOT ACCURATE )



**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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</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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