



Rowanfield Road

 Nick  
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ESTATE AGENTS

# Rowanfield Road

## Cheltenham, GL51 8AG

### £275,000 Freehold

A 3 bedroom, bay fronted, period town house with a good size garden, now in need of updating throughout.

NO ONWARD CHAIN • reception hall • living room • dining room • ground floor bathroom • cellar • 3 bedrooms • garden • gated pedestrian rear access • gas central heating • double glazing

#### Description

An attractive bay fronted, period, property requiring updating, offering good space in this convenient location close to the town centre. The accommodation includes entrance hall, living room with feature fireplace, dining room, kitchen with door to the rear garden, ground floor bathroom, and a unconverted cellar. Upstairs, there are 3 good size bedrooms. Outside, there is a good size rear garden with gated rear pedestrian access. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





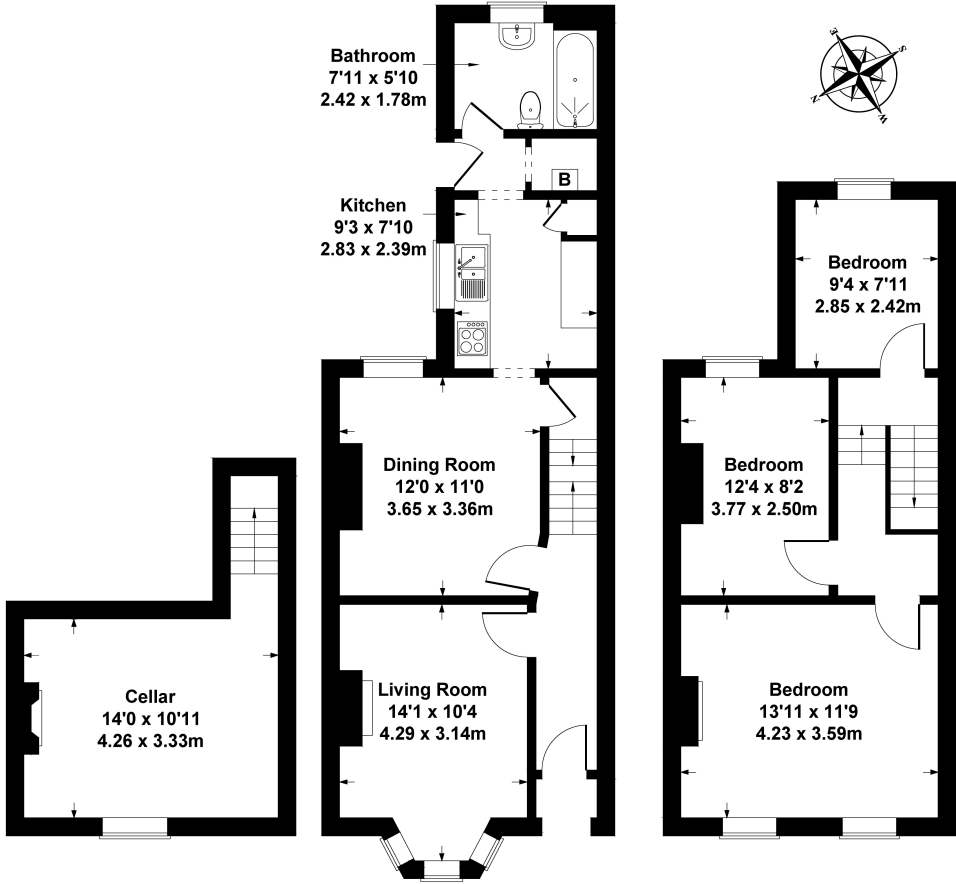


### Situation

Rowanfield Road is well placed for easy access to the railway station, the town centre, and major road links. 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.

# 8 Rowanfield Rd

Approximate Gross Internal Area  
1098 sq ft - 102 sq m



BASEMENT

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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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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