



Lansdown Road

 Nick
GRIFFITH
ESTATE AGENTS

Lansdown Road

Bleasby Gardens, Lansdown Road, Cheltenham, GL51 6UL

£700,000 Freehold

An exceptional 4 bedroom town house, situated in this small private road just a few minutes walk from Montpellier and the railway station.

NO ONWARD CHAIN • reception hall • living room • magnificent kitchen/dining room • utility/cloakroom • 4 bedrooms • 3 luxury bath/shower rooms • driveway • small garage/store • landscaped garden • gas central heating & double glazing • electric underfloor heating (kitchen/dining room)

Description

An impressive property, designed by architect Roger Dyer, which has been extended and upgraded to exacting standards. The beautifully presented accommodation includes a reception hall; living room with feature fireplace; a magnificent kitchen/dining room with feature corner window, walk-in larder cupboard, integrated Bosch appliances, and electric underfloor heating; and a utility/cloakroom with door to the garage. Upstairs, there are 4 bedrooms and 3 luxury bath/shower rooms (2 en suites). The master bedroom also has a dressing room. Outside, there is a paved driveway providing parking for 2/3 cars, a small garage/store, and a lovely landscaped low maintenance rear garden. 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** F. **Electricity** Mains.

Water Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

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

Agents Note There is an annual service charge, currently £564.00 per year. No caravans or commercial vehicles are permitted, pet restriction (number of pets), and 1 shed/greenhouse.



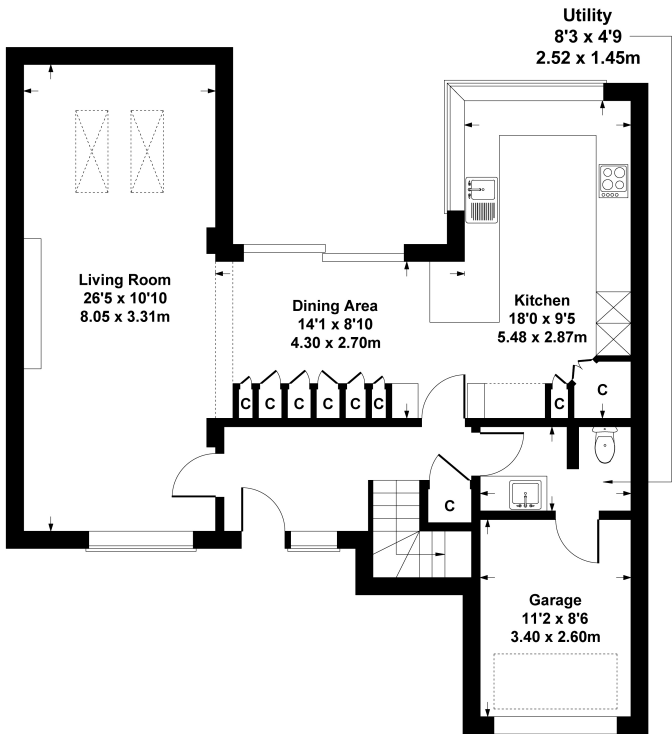


Situation

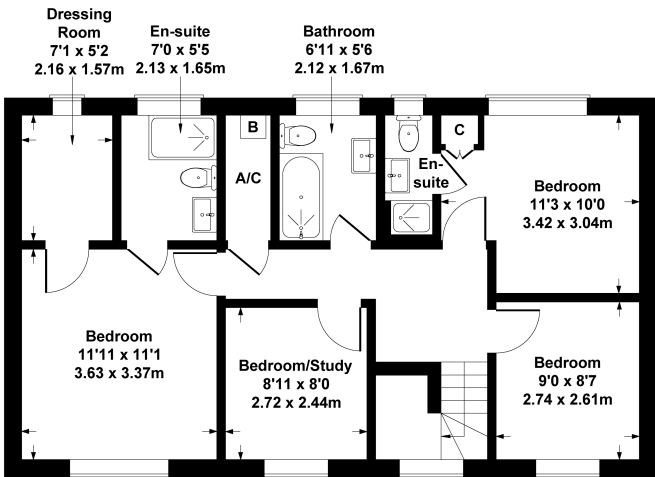
Bleasby Gardens is set back from Lansdown Road, just a short stroll from Montpellier and the railway station. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

11 Bleasby Gdns

Approximate Gross Internal Area 1518 sq ft - 141 sq m



GROUND FLOOR

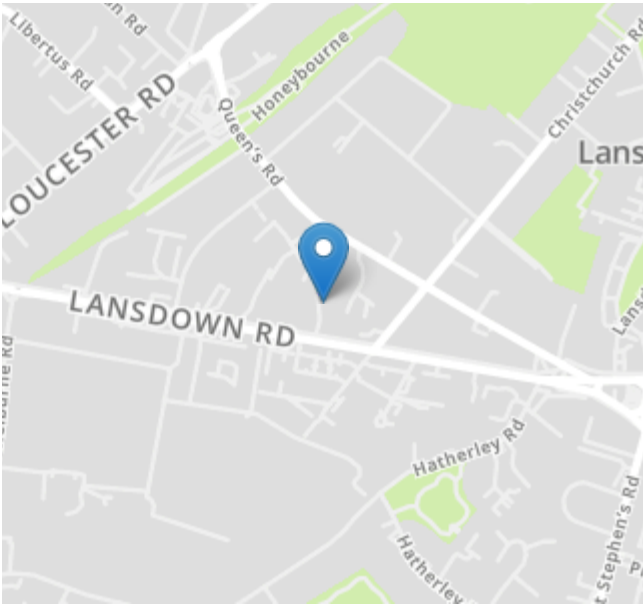


FIRST FLOOR

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+) A		
(81-91) B		
(69-80) C		72
(55-68) D	56	
(39-54) 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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