

Pittville



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Pittville

Portland Square, Cheltenham, GL52 2PS

£565,000 Freehold

A beautifully presented 3 bedroom, 3 storey, town house with a 1 bedroom self contained apartment, just a short walk from the town centre and Pittville Park.

EXTENSIVELY UP-GRADED • 1 bedroom self contained apartment • welcoming reception hall • living/dining room • refitted kitchen • utility/garden room • 3 bedrooms • modern bathroom and en suite shower room • pretty town garden • no onward chain

## Description

This handsome, period house (formerly The Coach & Horses Inn), was extensively up-graded in 2019 to provide versatile living, including a self contained apartment added in 2023. The sympathetically restored accommodation includes solid wood flooring throughout the ground floor, a spacious living/dining room with a feature stained glass window, a "County Kitchens" kitchen with integrated appliances, and a large utility/garden room with sliding doors to the pretty courtyard at the rear which benefits from pedestrian access. On the first floor, there are 3 bedrooms (one with a stylish fitted en suite), and a family bathroom. In addition to the main house, the lower ground floor apartment has stairs from the garden to an enclosed porch with sliding doors to an entrance/dining hall, living room, kitchen, bedroom, and shower room. The apartment has great income potential with £85-£125 per night for Airbnb, and approximate returns of £800 PCM (inclusive of utilities) for a full-time tenant. Cheltenham Borough Council Tax Band D.



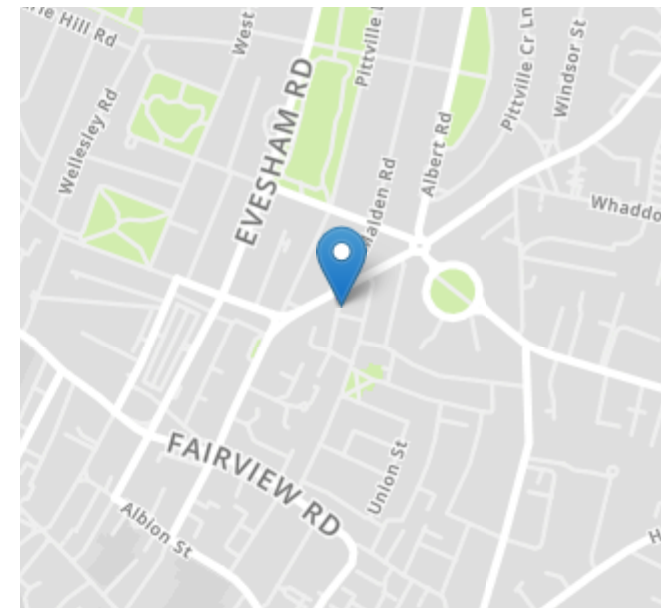
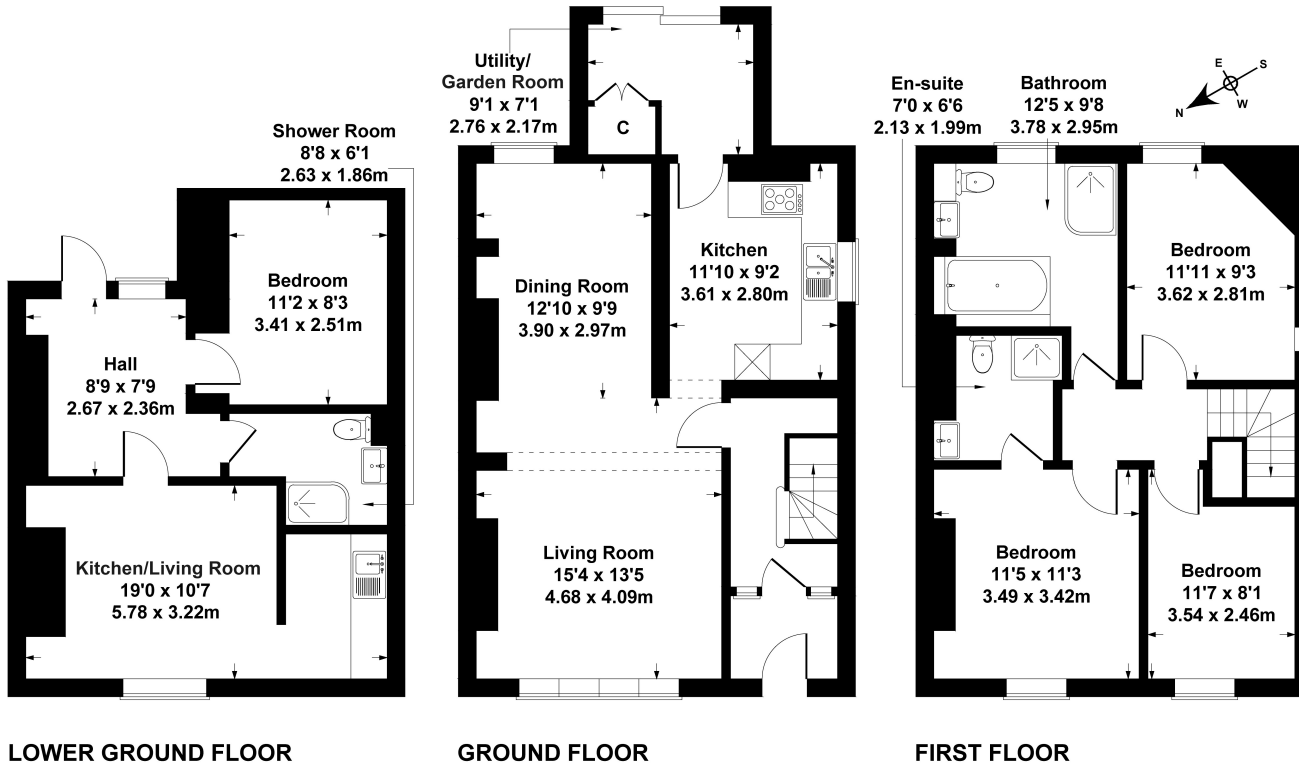


### Situation

Portland Square is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, and the Pump Rooms. It is also only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 4 Portland Square

Approximate Gross Internal Area  
1647 sq ft - 153 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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. 2023

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