



Marle Hill Road



Nick
GRIFFITHS
ESTATE AGENTS

Marle Hill Road

Cheltenham, GL50 4LN

£350,000 Freehold

A 3 bedroom, period town house overlooking Pittville Park and just a few minutes from the town centre and Brewery Quarter.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • downstairs bathroom • 3 bedrooms • home office/family room • town garden • gas central heating • residents permit parking • store room

Description

A traditional period, terrace town house offering good size, flexible living space in this popular residential location. The accommodation includes a reception hall, living room, dining room, kitchen, and ground floor bathroom with separate WC. Upstairs, there are 3 spacious bedrooms. On the lower ground floor, there is a home office/family room, WC, and store room. Outside is a low maintenance town garden. The property further benefits from gas central heating 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. **Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.



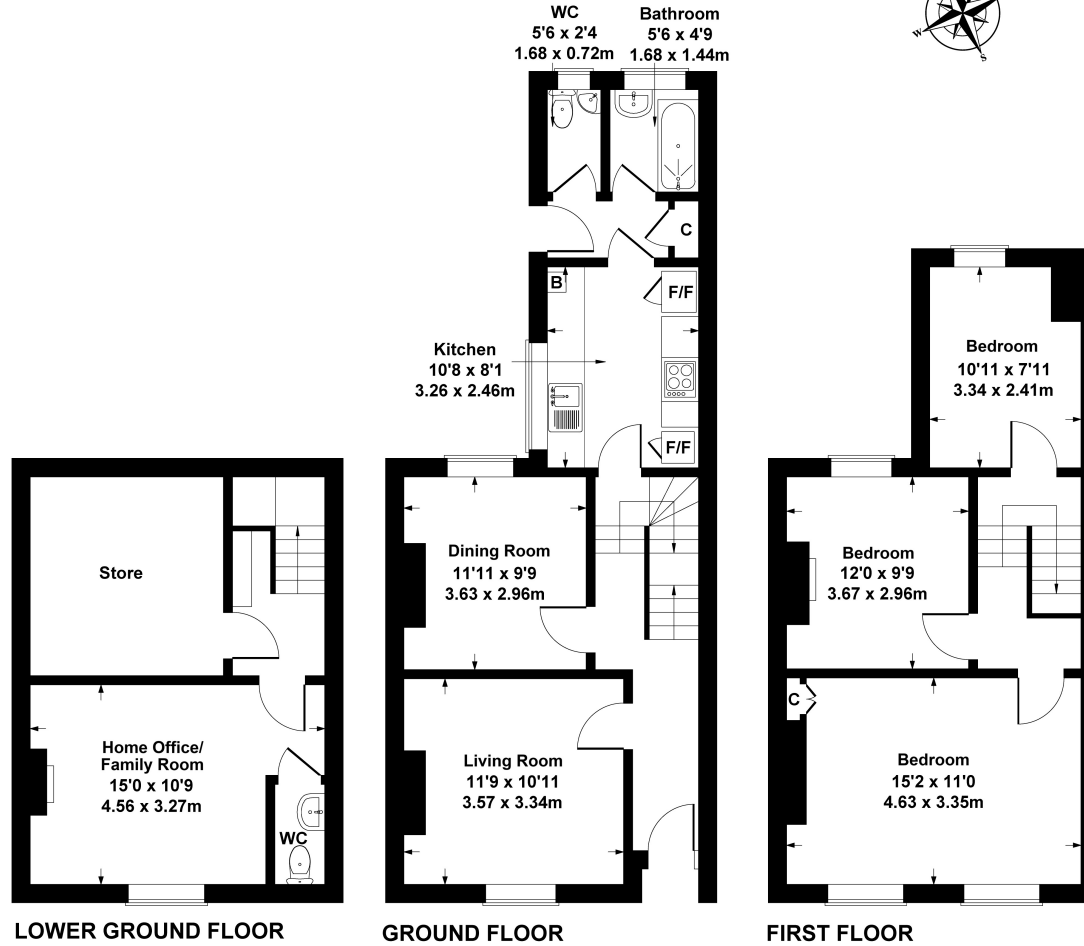


Situation

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.

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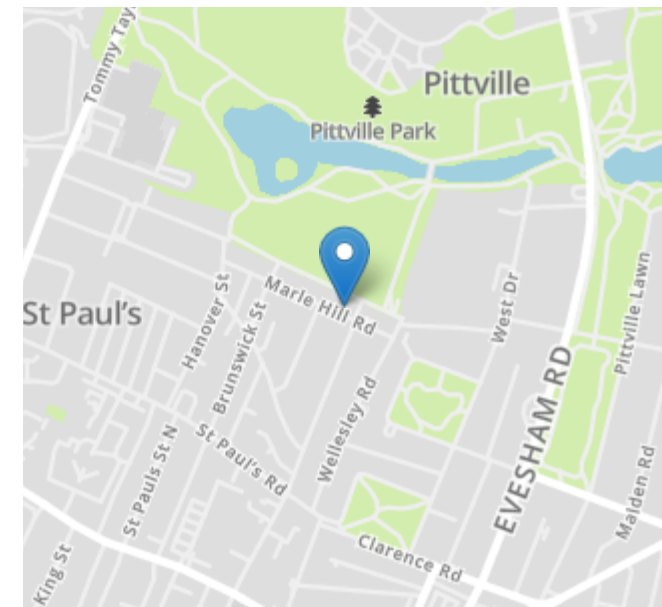
Approximate Gross Internal Area
House : 1270 sq ft - 118 sq m



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		84
(69-80) C	73	
(55-68) D		
(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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