



Marle Hill Parade





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## Cheltenham, GL50 4LJ

### £395,000 Freehold

An attractive 3 bedroom, semi-detached town house with a lovely garden, situated close to Pittville Park and the town centre.

NO ONWARD CHAIN • entrance hall • living room • kitchen • home office/family room • store room • 3 bedrooms • bathroom • town garden • gas central heating • double glazing

#### Description

An attractive bay fronted, period town house, offered for sale with no onward chain. The very well presented accommodation includes an entrance hall, bay fronted living room, ground floor bedroom, and a kitchen with door to the rear garden. Upstairs, there are 2 further double bedrooms and a good size bathroom. On the lower ground floor, there is a home office/family room and a useful storage area (limited access). Outside, there is a lovely low maintenance town garden with gated side access. The property further benefits from gas central heating and double glazing.

#### 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.





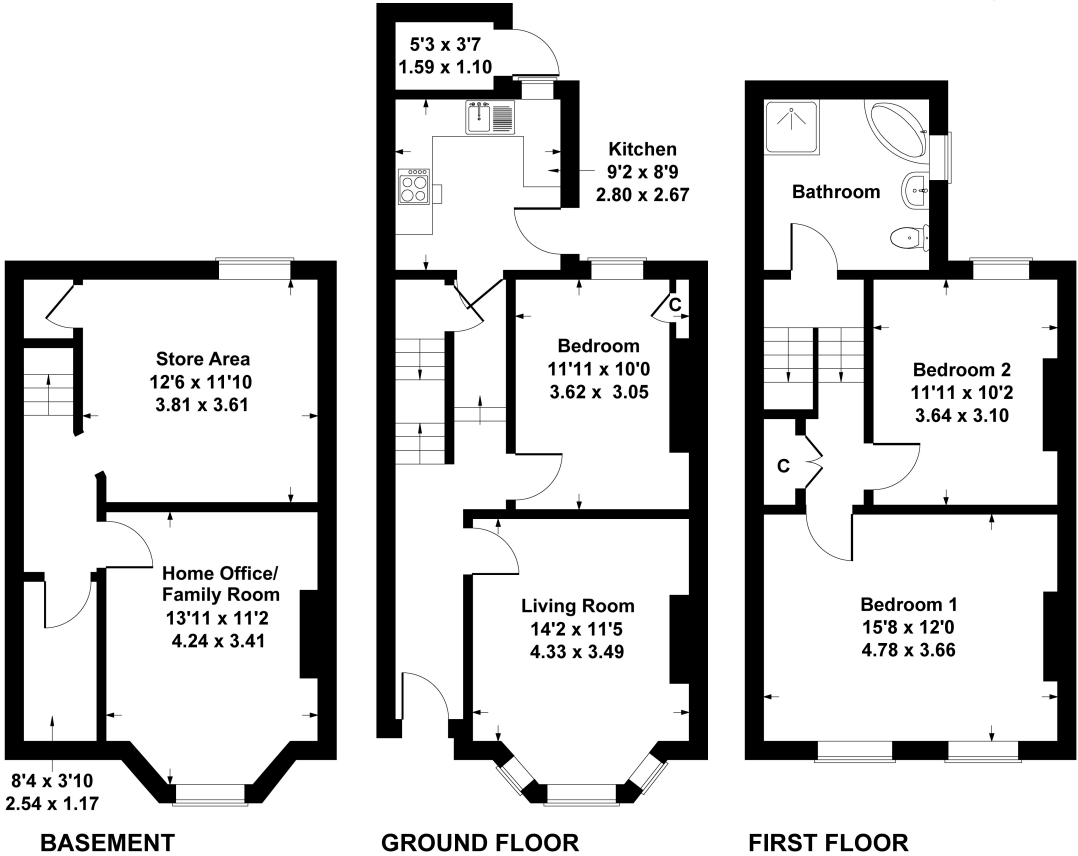


### **Situation**

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.

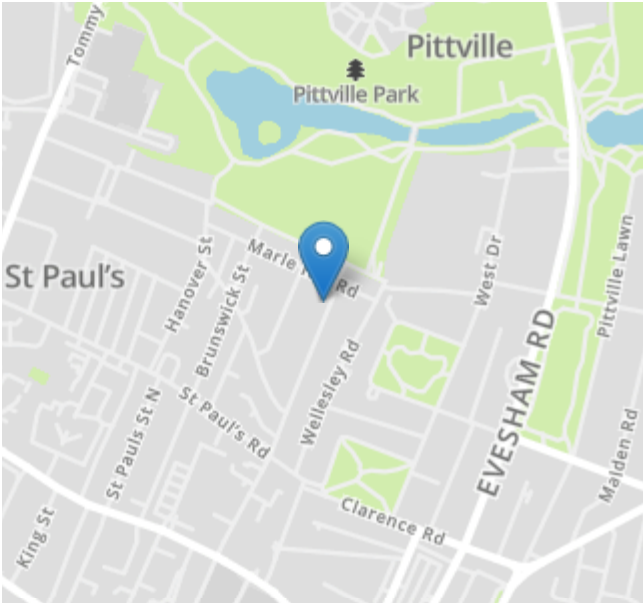
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Approximate Gross Internal Area  
House : 1335 sq ft - 124 sq m  
Outbuilding : 22 sq ft - 2 sq m  
Total : 1357 sq ft - 126 sq m



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		87
(69-80) C		
(55-68) D	66	
(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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