



Suffolk Parade

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Suffolk Parade

Cheltenham, GL50 2AB

£449,000 Freehold

A beautifully presented 3 bedroom, 3 storey, town house with a courtyard garden, situated in the heart of The Suffolks.

NO ONWARD CHAIN • open plan kitchen/dining/living room • lower ground floor room • cloakroom • 3 bedrooms • 2 bath/shower rooms • courtyard garden • residents permit parking • gated pedestrian rear access • gas central heating

## Description

An attractive period property which has been extensively refurbished creating a stylish town house in this vibrant central location. The very well presented accommodation includes an open plan kitchen/dining/living room, rear hallway, cloakroom, a ground floor bedroom with ensuite shower room, and a generous lower ground floor room which is currently used as an occasional bedroom and living area. Upstairs, there are 2 further bedrooms and a luxury bathroom. Outside, there is an enclosed town courtyard garden with gated pedestrian access. The property further benefits from gas central heating (including underfloor heating in the rear hall and ground floor bedroom) and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band A.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Central Heating.

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

AGENTS NOTE: There is a residents pedestrian access at the rear.





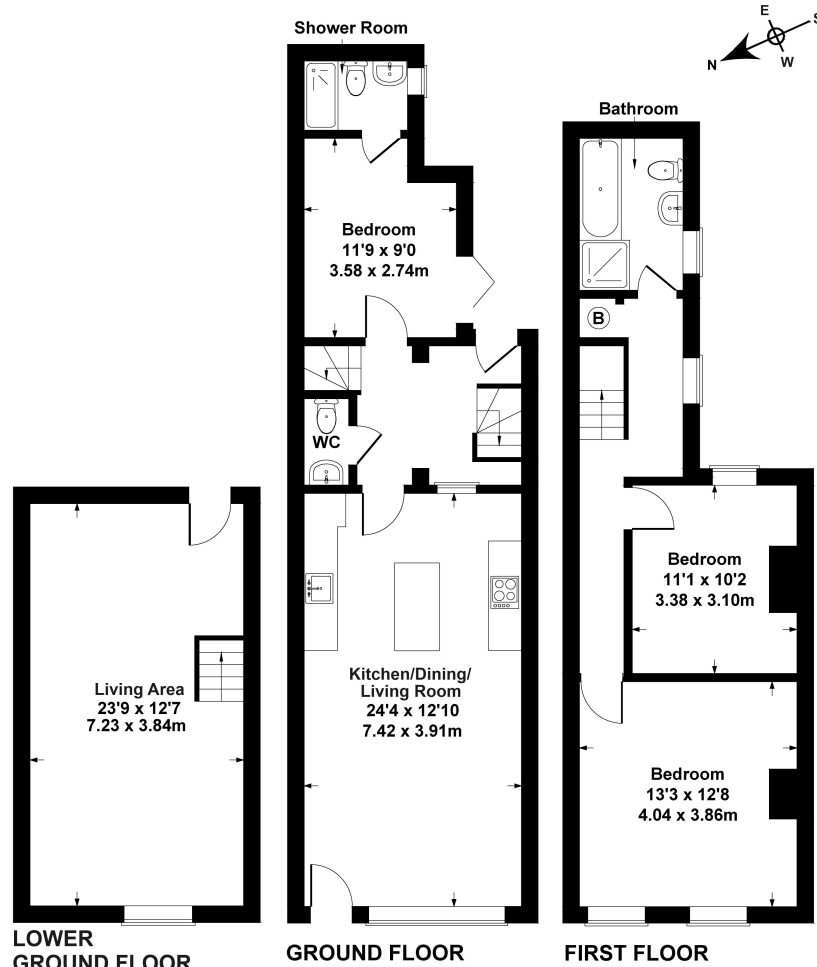
### **Situation**

Situated in The Suffolks, yards from the fashionable bars, restaurants, boutiques and parks. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous PrestburyPark Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



# 5 Suffolk Parade

Approximate Gross Internal Area  
1292 sq ft - 120 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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	77	
(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	

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