



Hewlett Road

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ESTATE AGENTS

Hewlett Road

Cheltenham, GL52 6TT

£1,000,000 Freehold

A handsome 5 bedroom semi-detached house with a one bedroom self contained apartment, off-road parking, and a lovely garden.

NO ONWARD CHAIN • APPROX 3000 SQUARE FEET • reception hall • sitting room • dining room • kitchen/breakfast room • utility room • cloakroom • 5 bedrooms • 2 bath/shower rooms • off road parking • landscaped garden • workshop/shed • 1 bedroom self contained apartment

Description

An attractive 5/6 bedroom semi-detached villa, offering beautifully presented and versatile living space in this sought after location. The accommodation includes a reception hall; sitting room and dining room, both with feature fireplaces, wood flooring and retractable dividing doors; a lovely kitchen/breakfast room opening out to the rear garden; and a separate utility room. Upstairs, there are 4 double bedrooms, a single bedroom, and 2 bath/shower rooms (1 en suite). Outside, there is off-road parking for 1 car; secure gated pedestrian side access; and a good size landscaped garden with lawn, seating areas, and workshop/shed. The lower ground floor comprises a self contained 1 bedroom apartment with living room, kitchen/breakfast room, bathroom, and its own private courtyard. 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** E. **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.





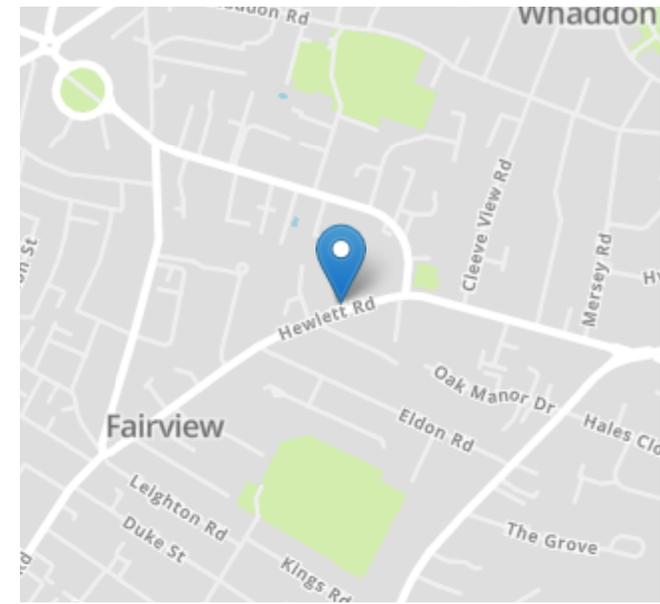
Situation

Situated just a short distance from the town centre, Pittville and Sandford Parks, Victoria Cricket Ground, the Lido, and excellent schools including Berkhamsted (just a few hundred yards away). Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

HEWLETT ROAD, GL52

Approx. gross internal area 2562 Sq Ft. / 238.0 Sq M.

Approx. gross internal area 3058 Sq Ft. / 284.1 Sq M. Inc. Restricted Height



All measurements are approximate and for guidance and illustrative purposes only. Photography and Floor Plans by www.thedowlingco - +44 7793 974 209

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		
(55-68)		
D	68	78
(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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