



Keynsham Road



# Keynsham Road

Cheltenham, GL53 7PX

£475,000 Freehold

A Grade II listed, 2 bedroom, town house with a lovely large garden, situated just a short walk from Sandford Park and the town centre.

Grade II Listed Building • entrance hall • living room • dining room • kitchen/breakfast room • cellar room • 2 double bedrooms • family bathroom • large rear garden • residents permit parking • walking distance of town centre

## Description

A Grade II listed period town house within this attractive terrace, offering versatile living space and a large rear garden, situated within this sought after location. The characterful accommodation includes reception hall with access to the useful cellar room; a double reception room with feature fireplace and exposed floorboards; and a kitchen/breakfast room with a range of built-in cupboards and shelving, a built-in oven and hob, and door to the rear garden. Upstairs, there are 2 double bedrooms and a spacious family bathroom with freestanding claw footed, rolled top bath and independent shower cubicle. At the rear is an impressive c.85ft rear garden laid to lawn with a feature pergola, and a large timber workshop/shed. The garden is divided into sections providing areas ideal for relaxing/outside dining, also growing vegetables, compost/potting and storage.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **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.





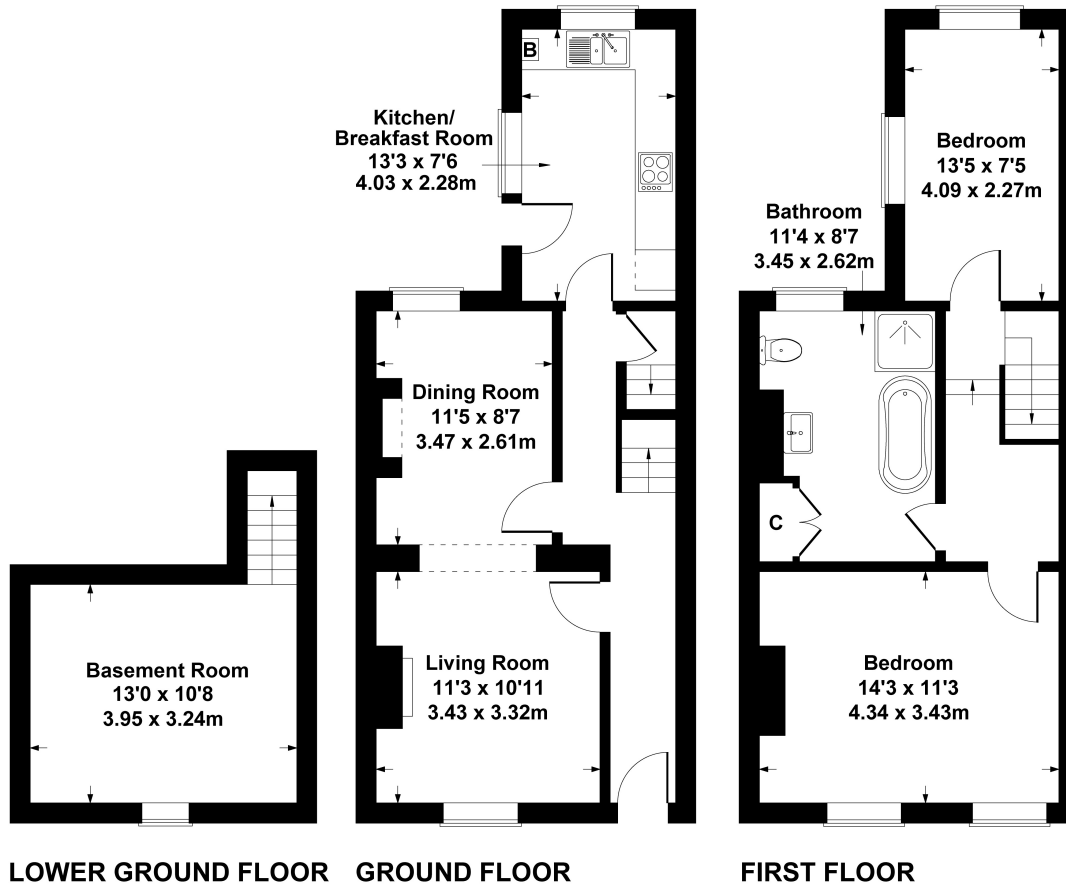
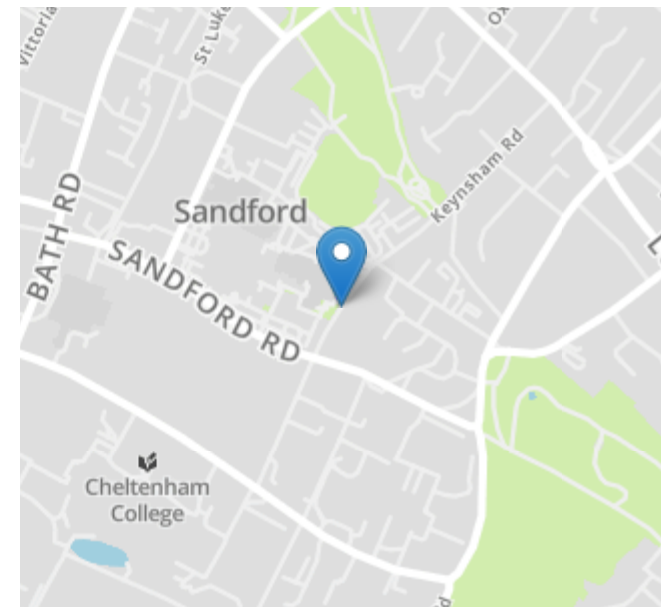
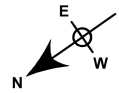


### Situation

Situated in a very convenient central location just a short walk from the town centre, Sandford Park, and Cheltenham Lido. 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.

# 86 Keysham Road

Approximate Gross Internal Area  
1055 sq ft - 98 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>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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