



Rodney Road

FOUR SHIRES HOUSE

Tres ONE



Nick  
**GRIFFITH**  
ESTATE AGENTS

# Rodney Road

Cheltenham, GL50 1JJ

Offers in Excess of £550,000 Freehold

A modern 3 bedroom town house with 2 balconies and a courtyard garden, offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • kitchen/dining room • utility room • cloakroom • first floor living room • kitchenette • 3 double bedrooms • 3 bath/shower rooms • 2 balconies • courtyard garden • ideal Airbnb opportunity • gas central heating & double glazing • permit parking • wheelie bin store • approx. monthly rental £1850 pcm (AST)

## Description

Built approx. 17 years ago, this contemporary town house offers generous and versatile living space arranged over 4 floors. The very well presented accommodation, which could do with some updating, includes a reception hall; a magnificent kitchen/dining room with granite worktops, integrated appliances and doors to the rear garden; separate utility room; and a ground floor cloakroom. Upstairs, there is an impressive living room with bi-folding doors giving direct access to an enclosed sun terrace. Just off the living room is a small kitchenette (formerly used as a home office). On the second and third floors, there are 3 double bedrooms and 3 bath/shower rooms (2 en suite). The master also enjoys a further enclosed sun terrace. The property also benefits from a small town garden, gas central heating, double glazing, and is offered for sale with no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band C.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



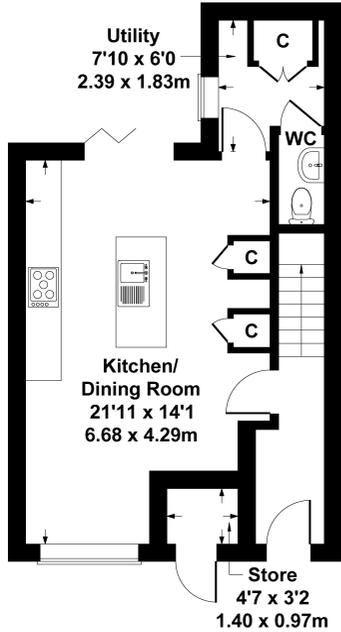


### Situation

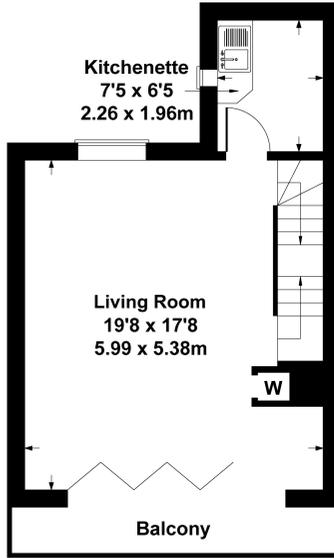
Rodney Road is situated just a short walk from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science and literature festivals throughout the year.

## 26 Rodney Rd

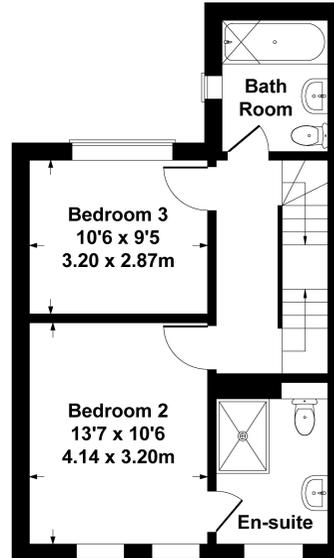
Approximate Gross Internal Area  
 House = 1433 sq ft - 133 sq m  
 Store = 13 sq ft - 1 sq m  
 Total = 1446 sq ft - 134 sq m



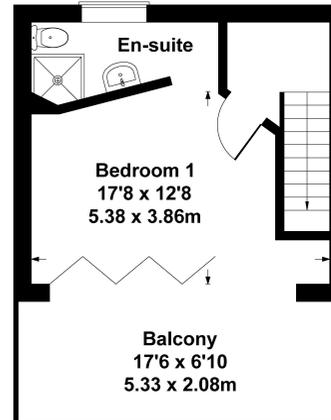
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

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+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	78	
(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		
England, Scotland & Wales	EU Directive 2002/91/EC	

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