



Pittville



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Albert Road, Cheltenham, GL52 2QX

£765,000 Freehold

A stunning 4 bedroom town house with garage, parking and garden, situated in this wide tree lined avenue close to Pittville Park.

Reception hall • kitchen/dining room • utility room • cloakroom • first floor living room • 4 bedrooms • 2 bath/shower rooms • garage & parking • landscaped garden • sun terrace • gas central heating & double glazing

Description

A beautifully presented town house, set back from this wide sought after road just a short walk from the town centre, Pittville Park and the Racecourse. The accommodation includes a reception hall, magnificent kitchen/dining room with doors to the rear garden, a separate utility room, and a ground floor cloakroom. Upstairs, there is a good size first floor living room, 4 bedrooms, and 2 bath/shower rooms. The master bedroom has an en suite shower room and a sun terrace overlooking Pittville Crescent. Outside, there is off-road parking, a single garage, and a lovely landscaped rear garden.

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.



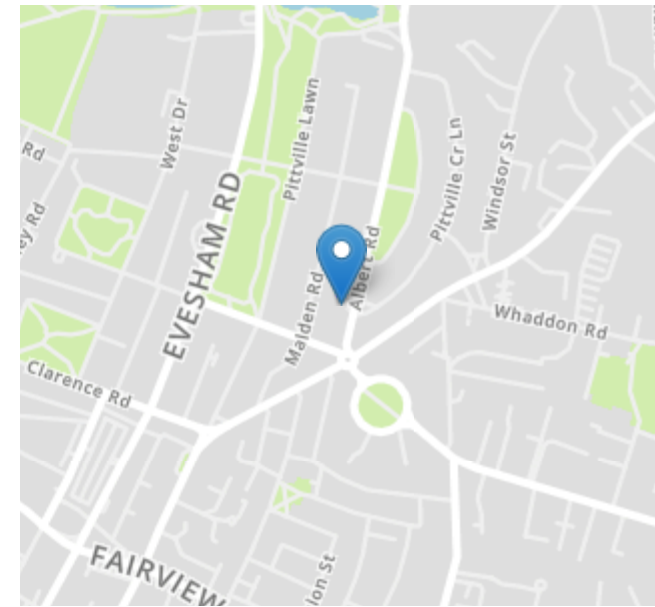
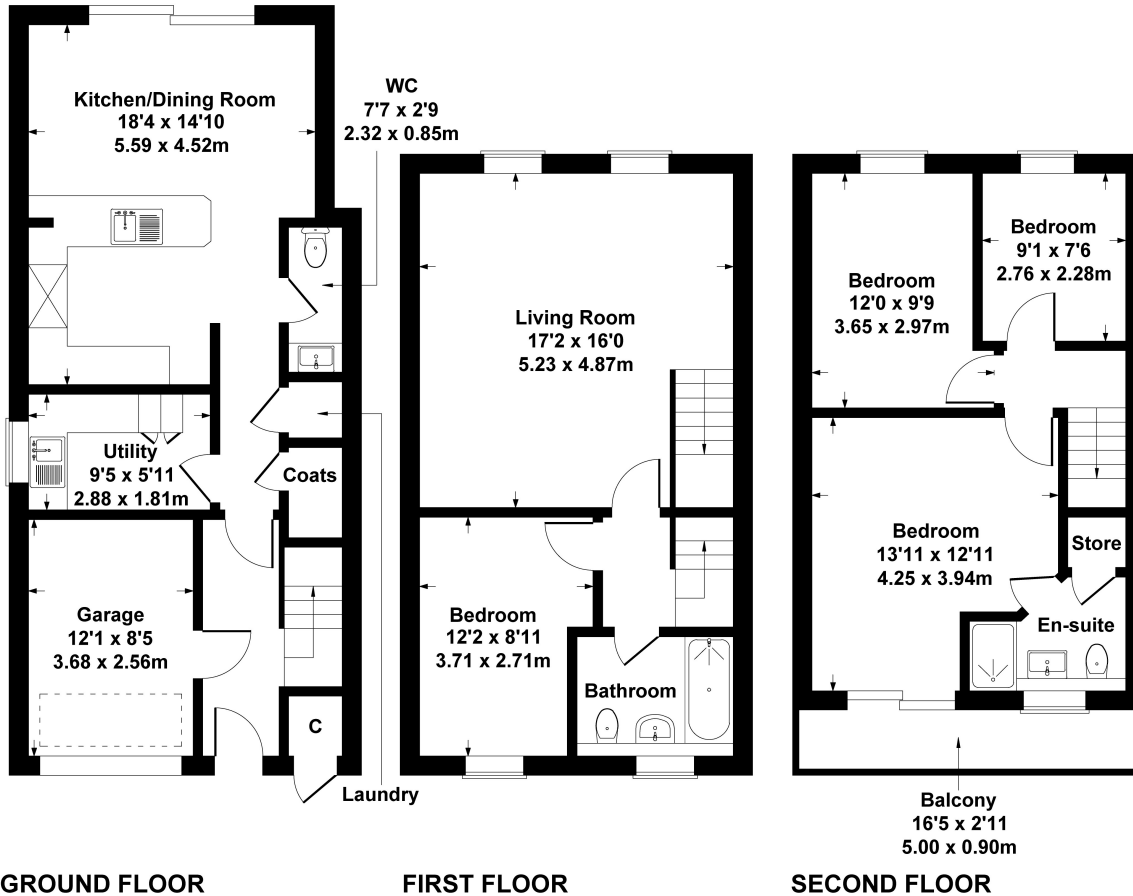


Situation

Albert Road is a sought after central location, close to the world famous Prestbury Park Racecourse, Pittville Park and the Pump Rooms. It is also only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

18 Albert Road

Approximate Gross Internal Area
 House - 1367 sq ft - 127 sq m
 Garage - 97 sq ft - 9 sq m
 Total - 1464 sq ft - 136 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C	72	81
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

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