



All Saints Road

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# All Saints Road

## Cheltenham, GL52 2EY

### £315,000 Freehold

**A very well presented 3 bedroom town house with a lovely garden, situated just a short walk from the town centre.**

Reception hall • living/dining room • kitchen • 3 bedrooms • bathroom • garden • gas central heating & double glazing • close to parks & the town centre • residents permit parking

#### Description

A classic period town house, situated in this popular residential location within walking distance of parks and the town centre. The accommodation includes a reception hall, open plan living/dining room with patio doors to the rear, and a kitchen. Upstairs, there are 3 bedrooms (2 double and 1 single), bedroom 3 is currently used as a home office. Outside, there is a good size town garden with lawn and seating areas. The property also benefits from gas central heating and double glazing.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.





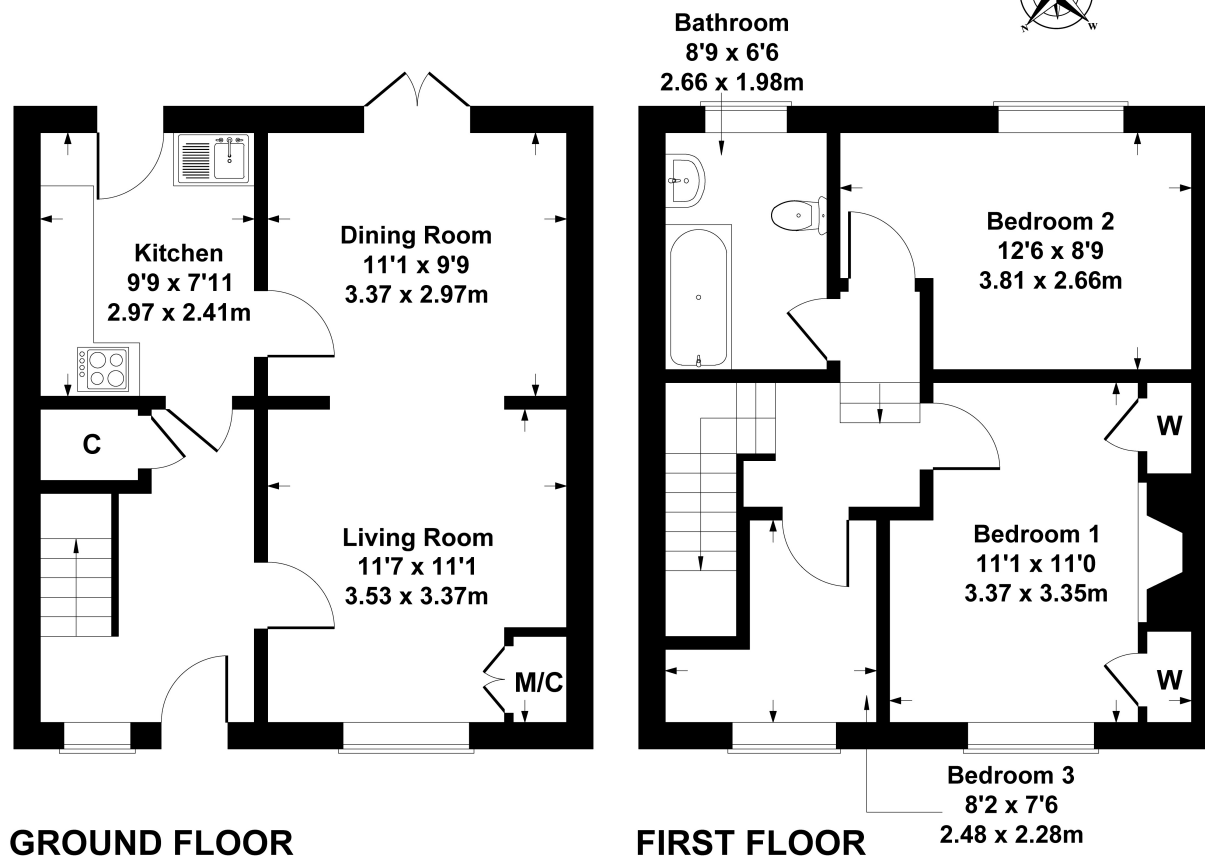


### Situation

Situated in a sought after central location close to the town centre, Pittville Park, the pump rooms, the Racecourse, and only an eight minute walk to John Lewis. 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.

# 23 All Saints Road

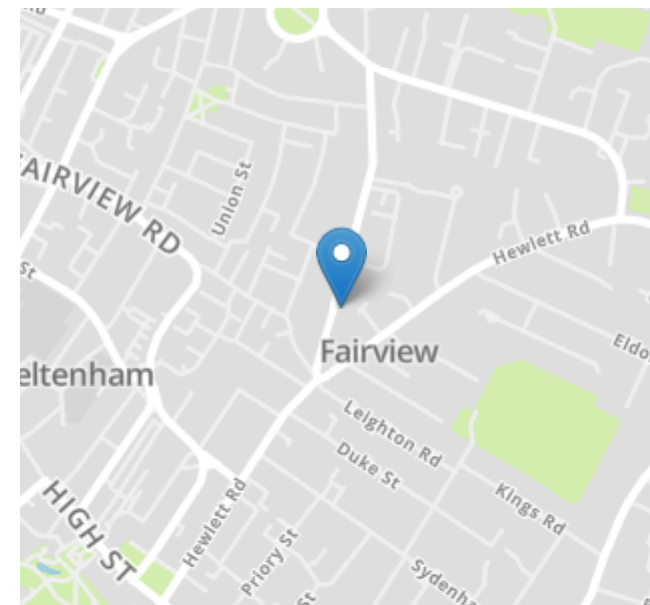
Approximate Gross Internal Area  
House : 850 sq ft - 79 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		50
(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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