### Approximate Gross Internal Area = 241.1 sq m / 2595 sq ft Garage = 25.0 sq m / 269 sq ft Total = 266.1 sq m / 2864 sq ft





**LOWER GROUND FLOOR** 

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. **Errington Smith Sales & Lettings** 

#### Disclaimer:

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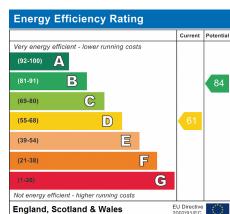
1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their



Approved Redress Scheme





town and village properties



Residential Sales Lettings Property Management

# 8 Hewlett Road, Cheltenham, Gloucestershire GL52 6AA

Over four floors, and amounting to just over 2500 square feet, with a generously landscaped rear garden and a double garage, is this deceptively spacious period town house offering five bedrooms plus a splendid one bedroom self-contained apartment. It is presented in good decorative order and located within walking distance of local shops, schools, parks and the town centre. The generously proportioned ground floor accommodation of the principal dwelling comprises in brief a spacious hallway, a living room with a feature fireplace, a separate dining room and a modern fitted kitchen that leads to a conservatory with double doors to the surprisingly large landscaped rear garden where the double garage and rear access can be found. The first floor has three well sized bedrooms including the main bedroom with a large en-suite bathroom, and a shower room. On the second floor there are two further bedrooms, one of which has an en-suite shower room. In addition, the self-contained lower ground floor apartment, with its own entrance and outside storage, offers a living room that flows into a fitted kitchen, a study, a bathroom and a double bedroom with plenty of built-in storage. The apartment currently enjoys a rental income of £700 per calendar month. Further benefits of this fine property, with a wealth of character features, include gas fired central heating and double glazing. Council Tax Band: Principal dwelling - E / Apartment - A. EPC Rating: Principal dwelling -D / Apartment - D.



#### **Directions**

Leave Cheltenham town centre via London Road and at the first set of traffic lights turn left into Hewlett Road where the property can be found on the left hand side.

#### Price:

£825,000

## Tenure:

Freehold

### **Contact:**

Karen Short









