

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



**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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(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	



**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.



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## 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

