



All Saints Road



Nick

**GRIFFITH**

ESTATE AGENTS



# All Saints Road

Cheltenham, GL52 2HA

Guide Price £1,350,000 Freehold

An impressive 5 bedroom, semi-detached, house with off-road parking and landscaped garden, just a short walk from Pittville Park and the town centre.

APPROX 3300 SQUARE FEET • reception hall • sitting room • dining room • kitchen/breakfast room • utility room • cloakroom • family room • 5 bedrooms • 3 bath/shower rooms • laundry • wine cellar & store room • off road parking • landscaped garden • solar panels with battery storage

## Description

A substantial red brick property which has been remodelled and upgraded throughout, creating a stylish family home in this sought after location. The beautifully presented accommodation includes a reception hall, bay fronted sitting room with wood burner, dining room also with feature wood burner and double doors to the rear, a magnificent kitchen/breakfast room, separate utility room, and a ground floor cloakroom. On the lower ground floor, there is a family/play room, useful store room, and a wine cellar. Upstairs, there are 5 generous double bedrooms, 3 luxury bath/shower rooms (2 en suite), a laundry room with wash basin and WC, and an additional cloakroom. Outside, there is secure parking for 1/2 cars behind wrought iron gates, and a gated pedestrian side access leading to a lovely west facing garden with lawn and seating area.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** F. **Electricity** Mains & Solar PV Panels. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** FTTP connected to the property. **Telephone Line** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



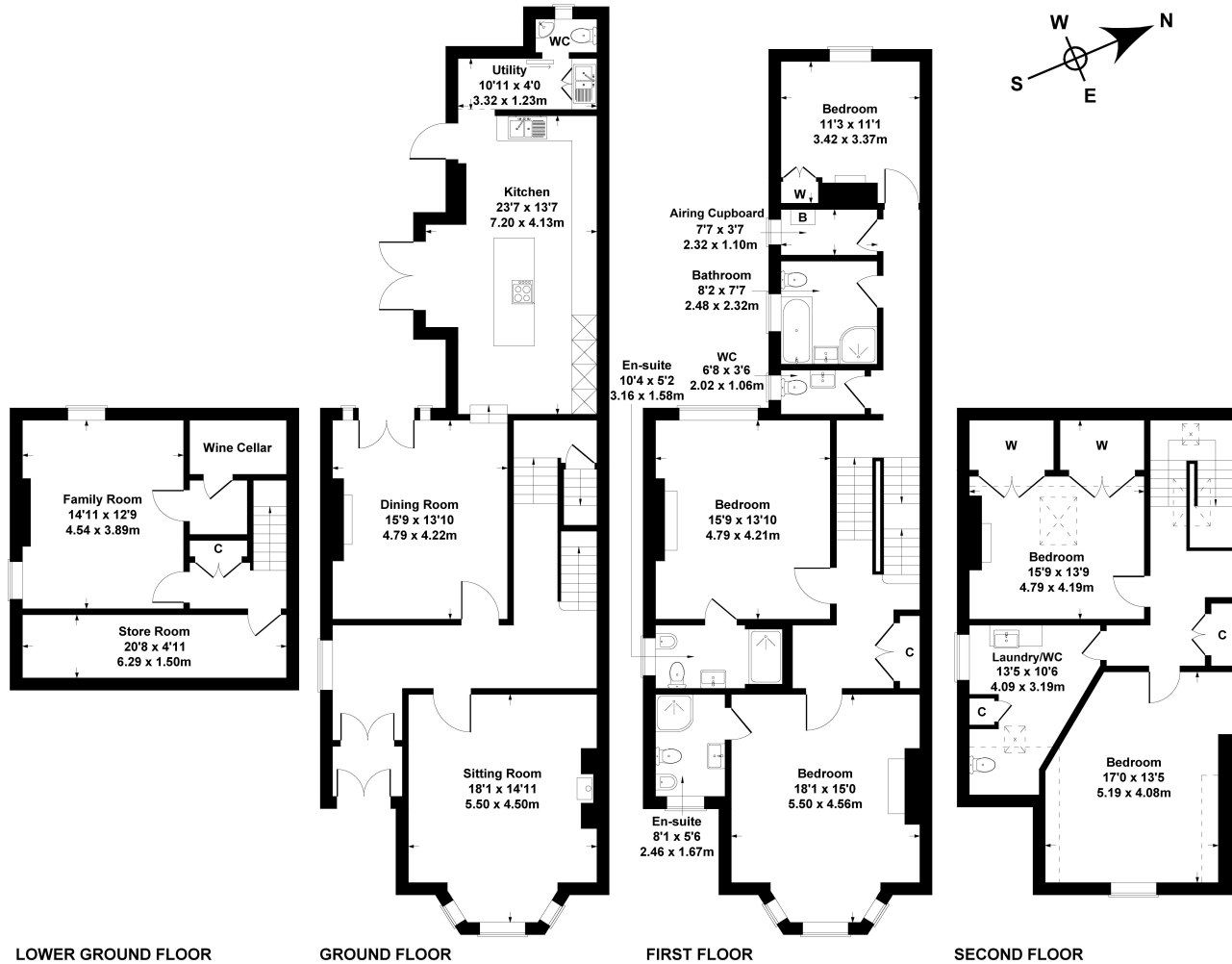


### Situation

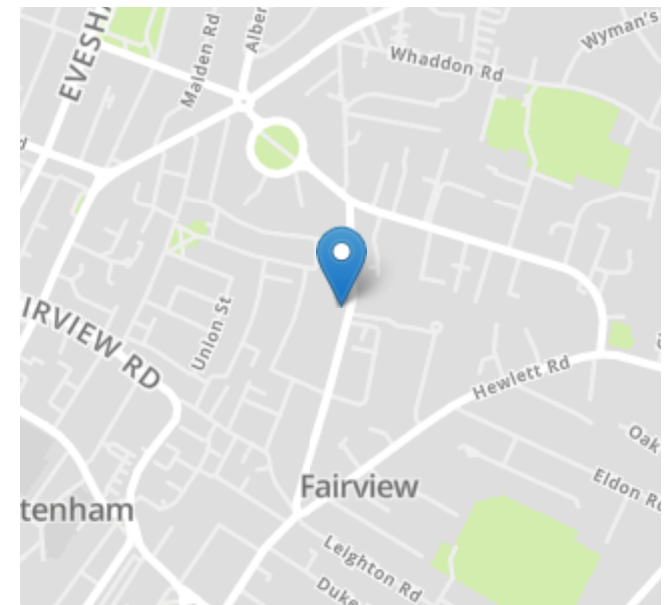
Situated in a premier tree lined road close to the town centre, Pittville Park, the pump rooms, the Racecourse, and only an eight minute walk to John Lewis. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.



# 68 All Saints Rd Approximate Gross Internal Area 3294 sq ft - 306 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. 2023



Energy Efficiency Rating				
	Current	Potential		
Very energy efficient - lower running costs				
(92+)	72	82		
A				
(81-91)				
B				
(69-80)	72	82		
C				
(55-68)				
D				
(39-54)	72	82		
E				
(21-38)				
F				
(1-20)	72	82		
G				
Not energy efficient - higher running costs				
England, Scotland & Wales				

EU Directive 2002/91/EC



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