



Pittville

24

Pavilion Mews



Nick  
**GRIFFITH**  
ESTATE AGENTS

Permit parking area ENDS

# Pittville

Malden Road, Pittville, Cheltenham, GL52 2BU

£400,000 Freehold

A detached 2 bedroom mews house, situated in this prime central location within a few minutes walk of the beautiful Pittville Park and the town centre.

OFF ROAD PARKING • detached mews house • reception hall • living/dining room • kitchen • cloakroom • 2 bedrooms • bathroom • gas central heating • double glazing

## Description

Set in a highly sought after location, just a short walk from the picturesque Pittville Park, town centre and the Prestbury Racecourse. This individual, charming property includes a reception hall, useful cloakroom, open plan living/dining room, and a kitchen with a range of modern shaker style units and integrated appliances. On the first floor, there are 2 bedrooms (the master bedroom with a large built-in wardrobe), and a family bathroom. The property further benefits from gas central heating, double glazing throughout, and off-road parking.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D.

**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.



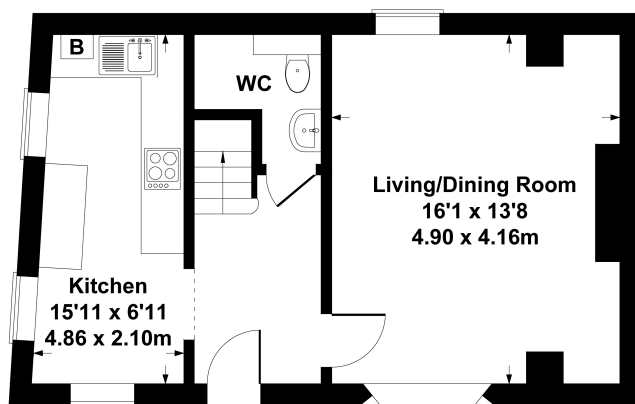
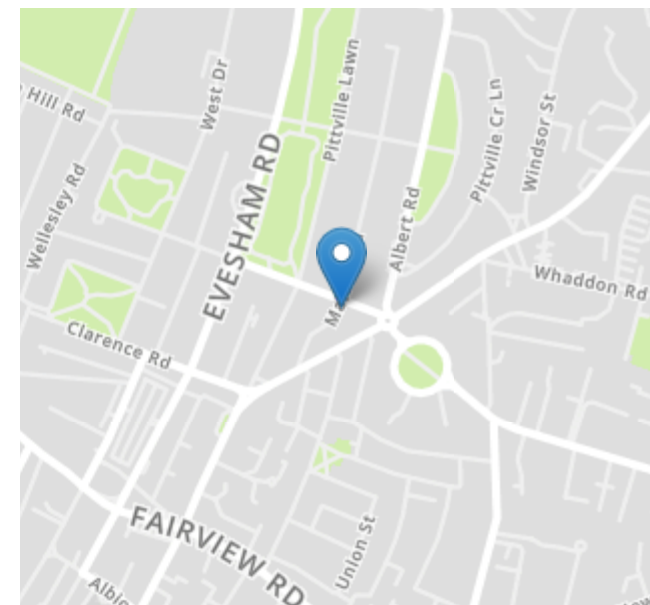


### **Situation**

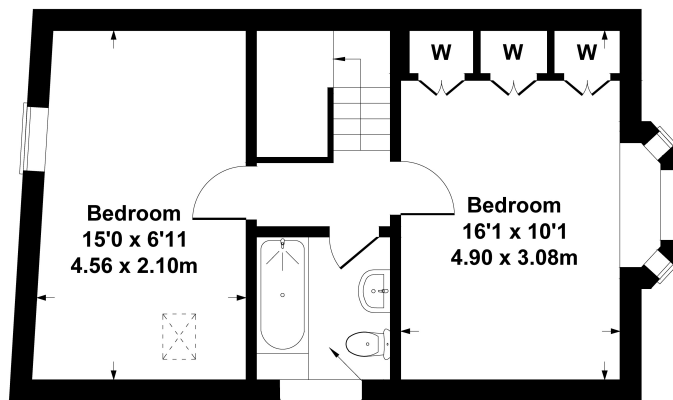
Malden Road is a central location close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and it's only a few hundred yards from the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury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

# 24 Malden Road

Approximate Gross Internal Area  
883 sq ft - 82 sq m



**GROUND FLOOR**



**FIRST FLOOR**

**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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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