



Pittville

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Pittville

Hillcourt Road, Cheltenham, GL52 3JJ

Guide Price £795,000 Freehold

A 4 bedroom detached house with a lovely south facing garden, situated on this premier road close to Pittville Park and the racecourse.

NO ONWARD CHAIN • reception hall • living room • kitchen/dining room • utility room • cloakroom • 4 bedrooms • 3 bath/shower rooms • garage & driveway • south facing garden • gas central heating & double glazing • store room

Description

A very well maintained detached family house offering potential to extend/remodel (subject to the relevant consents). The accommodation includes a reception hall, living room overlooking the rear garden, kitchen/dining room, separate utility room, and a downstairs shower room. Upstairs, there are 4 good size bedrooms and 2 bath/shower rooms, the master bedroom with en suite. Outside is a driveway providing parking for 3 cars, a good size single garage, and a lovely level south facing rear garden. The property further benefits from gas central heating, double glazing, alarm system, and is offered for sale with no onward chain.

Further Information:

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



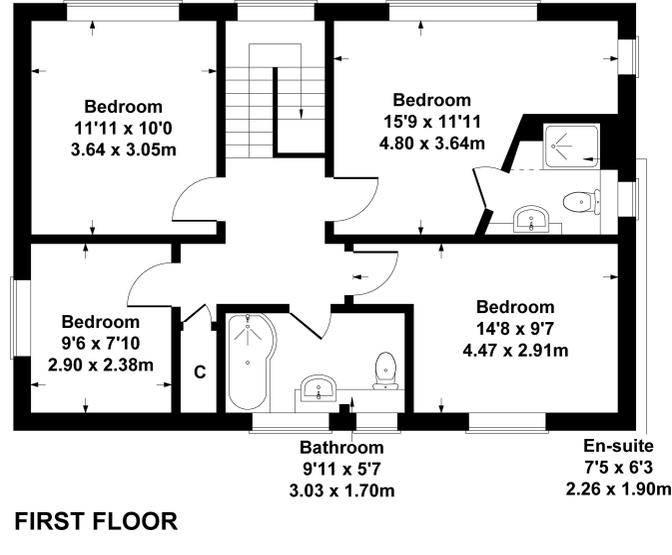
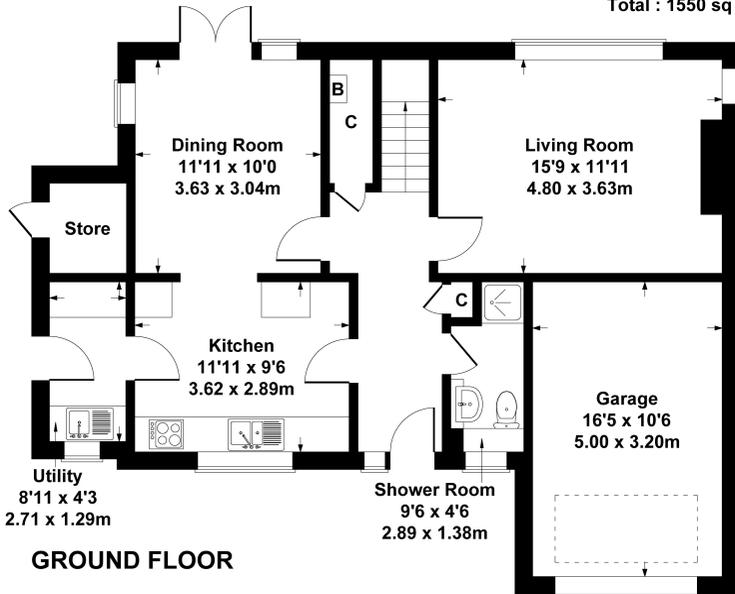


Situation

Hillcourt Road is a premier central location, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms, and only a short distance from the town centre. Cheltenham is a vibrant Regency town, renowned for its elegant architecture. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

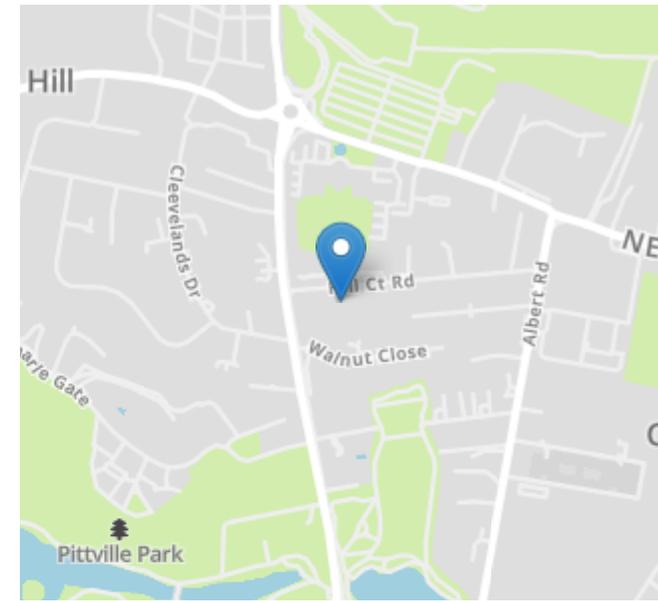
Dunelm

proximate Gross Internal Area
 House : 1378 sq ft - 128 sq m
 Garage : 172 sq ft - 16 sq m
 Total : 1550 sq ft - 144 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. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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