



The Park



The Park

The Coach House, The Park, Cheltenham, GL50 2SL

£500,000 Freehold

An individual, 2 bedroom, detached, Coach House with an enclosed garden and allocated parking in this highly sought after location.

NO ONWARD CHAIN • entrance hall • living room • kitchen/dining room • 2 double bedrooms • 2 bath/shower rooms • town garden • allocated parking • gas central heating • double glazing

Description

The impeccably presented accommodation includes an entrance hall, living room with feature fireplace and bi-folding doors opening out to the garden, a lovely kitchen/dining room with a range of integrated appliances, and a ground floor shower room. Upstairs there are 2 good size double bedrooms and a bathroom. Both bedrooms have built-in/fitted wardrobes. Outside, there is an allocated parking space for 1 car (situated at the front of Eton Lodge, 5 The Park) and a private south facing courtyard garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band C. AGENTS NOTE - There is a service charge of approx. £200 per year



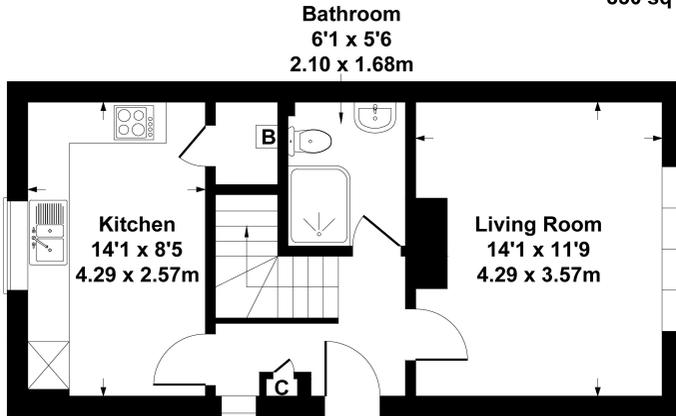
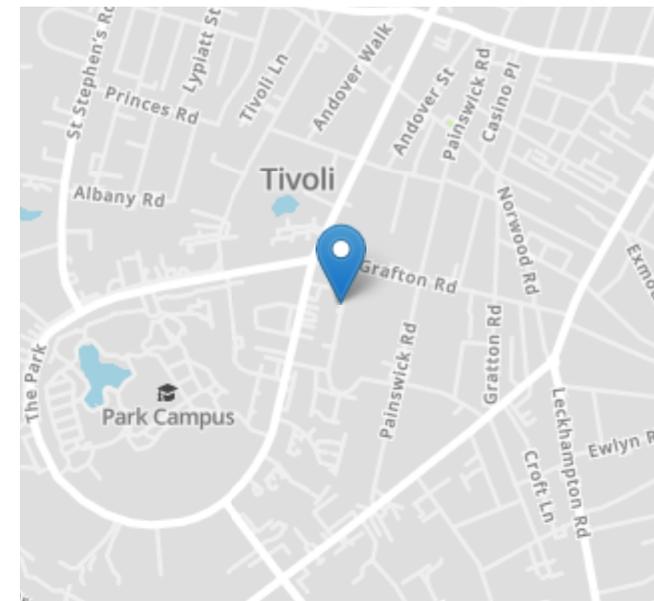


Situation

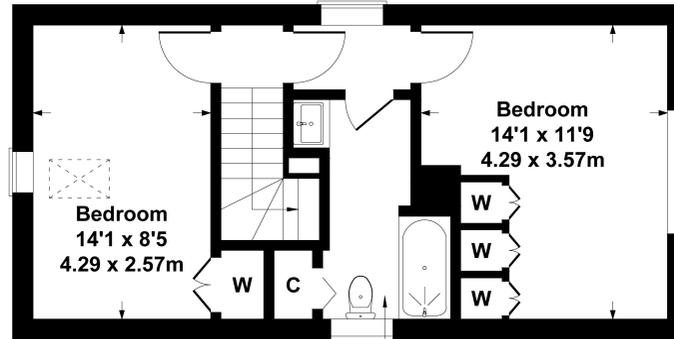
Nestled in the heart of The Park, within a short stroll of Montpellier, Tivoli Parade and Bath Road shops. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens

The Coach House, 5A The Park

Approximate Gross Internal Area
850 sq ft - 79 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(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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