



Pittville

# Pittville

## Cleevemount Close, Cheltenham, GL52 3HW

### £375,000 Freehold

**A popular 2 double bedroom, semi detached, bungalow, situated within a spacious plot with no onward chain.**

GENEROUS PLOT • entrance hall • living room • dining room/home office • kitchen/breakfast room • sun room • 2 bedrooms • shower room • gas central heating & double glazing • no onward chain

#### Description

A super opportunity to purchase this characterful 2 bedroom, semi detached, bungalow, situated within a generous plot in this leafy residential location. This 1950s home offers versatile accommodation to include entrance hall; living room with bay window to the front aspect; versatile dining room/home office; and a kitchen/breakfast room with a matching range of wall and base units, built-in oven and hob, table space, and sliding patio doors to the sun room. There are 2 double bedrooms and a shower room with a white suite. Outside, there is a block paved driveway providing off-road parking for a couple of vehicles. There is a very generous area to the side of the bungalow which is currently laid to lawn with a feature Magnolia tree. The west facing rear garden is enclosed with a large patio and a lawn beyond which leads to the second seating area alongside the garden shed. Further benefits include a Vaillant ecoTEC combi boiler and complete new central heating system fitted July 2018.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity**

Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating.

**Broadband** is connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

**Please note** This property was underpinned in 1999 due to root damage from fruit trees in the garden, the works have a certificate of completion.



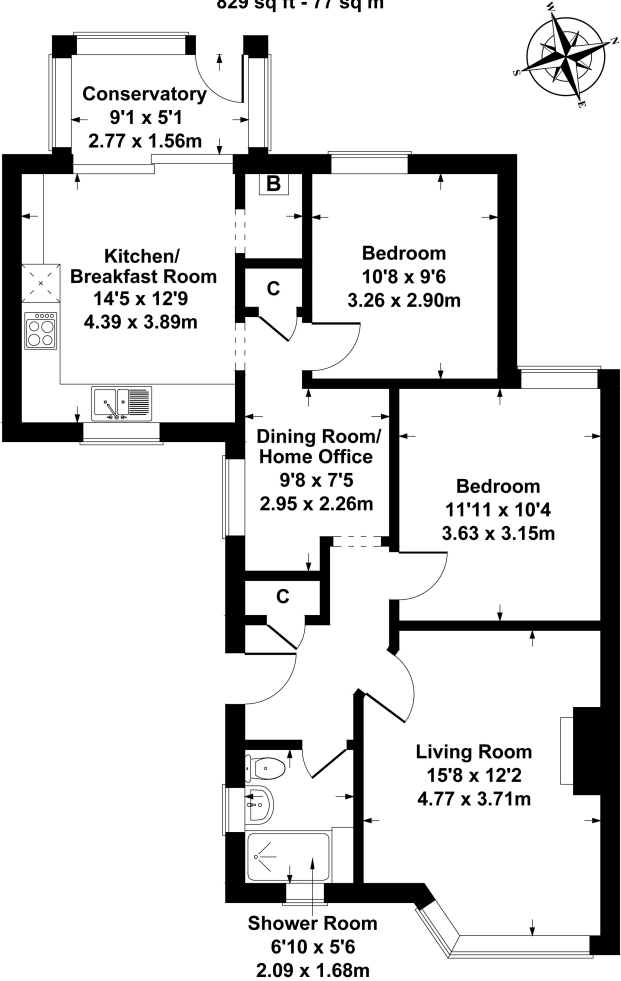


### **Situation**

A sought after tree lined road, close to the world famous Prestbury Park Racecourse, Pittville Park, and the Pump Rooms. It is also just a short walk 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.

19 Cleevemount Close

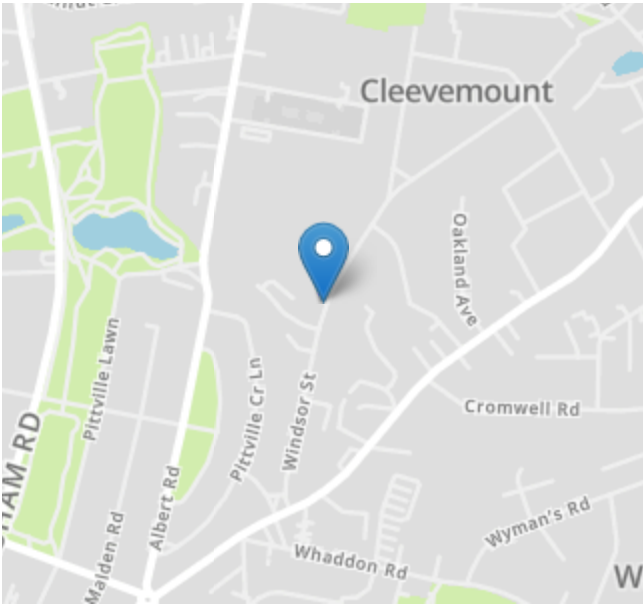
Approximate Gross Internal Area  
829 sq ft - 77 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(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	

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