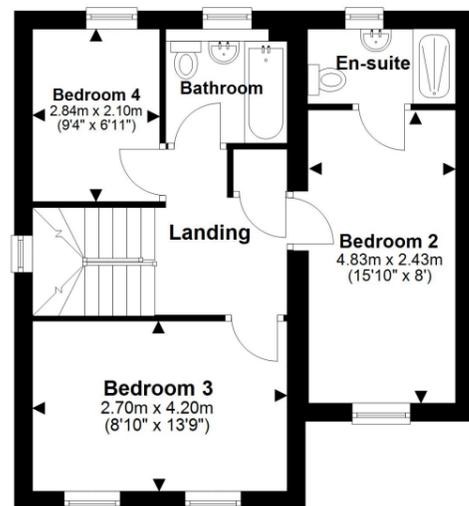


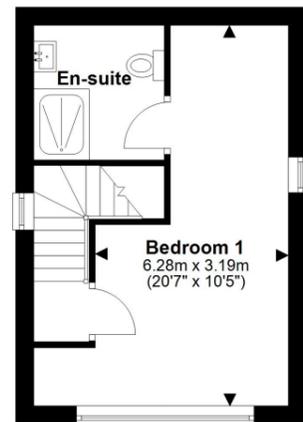
Ground Floor



First Floor



Second Floor



Main area: Approx. 129.2 sq. metres (1390.7 sq. feet)
Plus large workshop/ store, approx. 10.3 sq. metres (110.9 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes, and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings
Plan produced using PlanUp.

Disclaimer:

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- It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	87
England, Scotland & Wales	EU Directive 2002/91/EC	



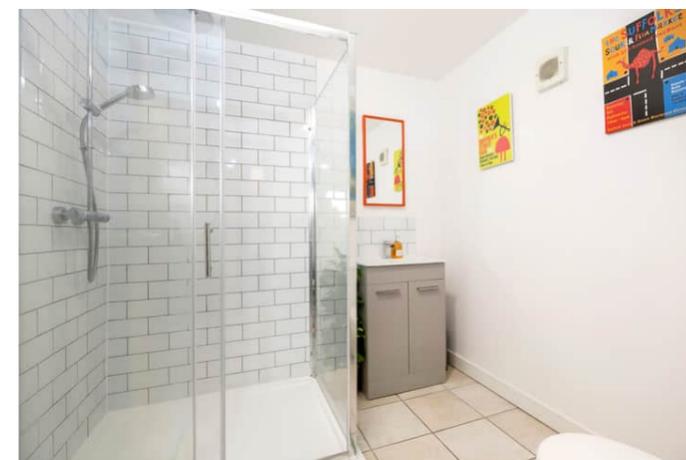
41b All Saints Terrace, Cheltenham, Gloucestershire GL52 6UA

Located at the end of a sought after, quiet no-through road, is this beautifully presented three-storey semi-detached townhouse offering four bedrooms and off road parking, all within walking distance of local shops, Pitville Park and the town centre.



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Located at the end of a sought after, quiet no-through road, is this beautifully presented three-storey semi-detached townhouse offering four bedrooms and off road parking, all within walking distance of local shops, Pittville Park and the town centre. Its splendid accommodation, found in very good decorative order, comprises in a brief on the ground floor, a marvellous kitchen/family/dining room, a downstairs cloakroom, a large living room with sliding doors overlooking the southerly facing rear garden and an understairs cupboard. On the first floor there is a spacious landing, three bedrooms, one with an en-suite shower room and family bathroom. Above there is a large main bedroom complete with a further en-suite shower room and amazing views towards Cleeve Hill. Further benefits of this imposing property include double glazing, gas fired central heating, Karndean flooring throughout the ground floor, recent re-carpeting upstairs, a large workshop/store with electronically operated up and over door, power and light and pedestrian access from the rear garden, an enclosed private southerly facing rear garden laid to patio and lawn, plus off road parking. Council tax band - D



Directions

Leave Cheltenham town centre via Hewlett Road and at the roundabout take the third exit continuing along Hewlett Road. Take the fourth turning on the right into All Saints Terrace where the property can be found at the end of the road on the right hand side.

Price:

£565,000

Tenure:

Freehold

Contact: