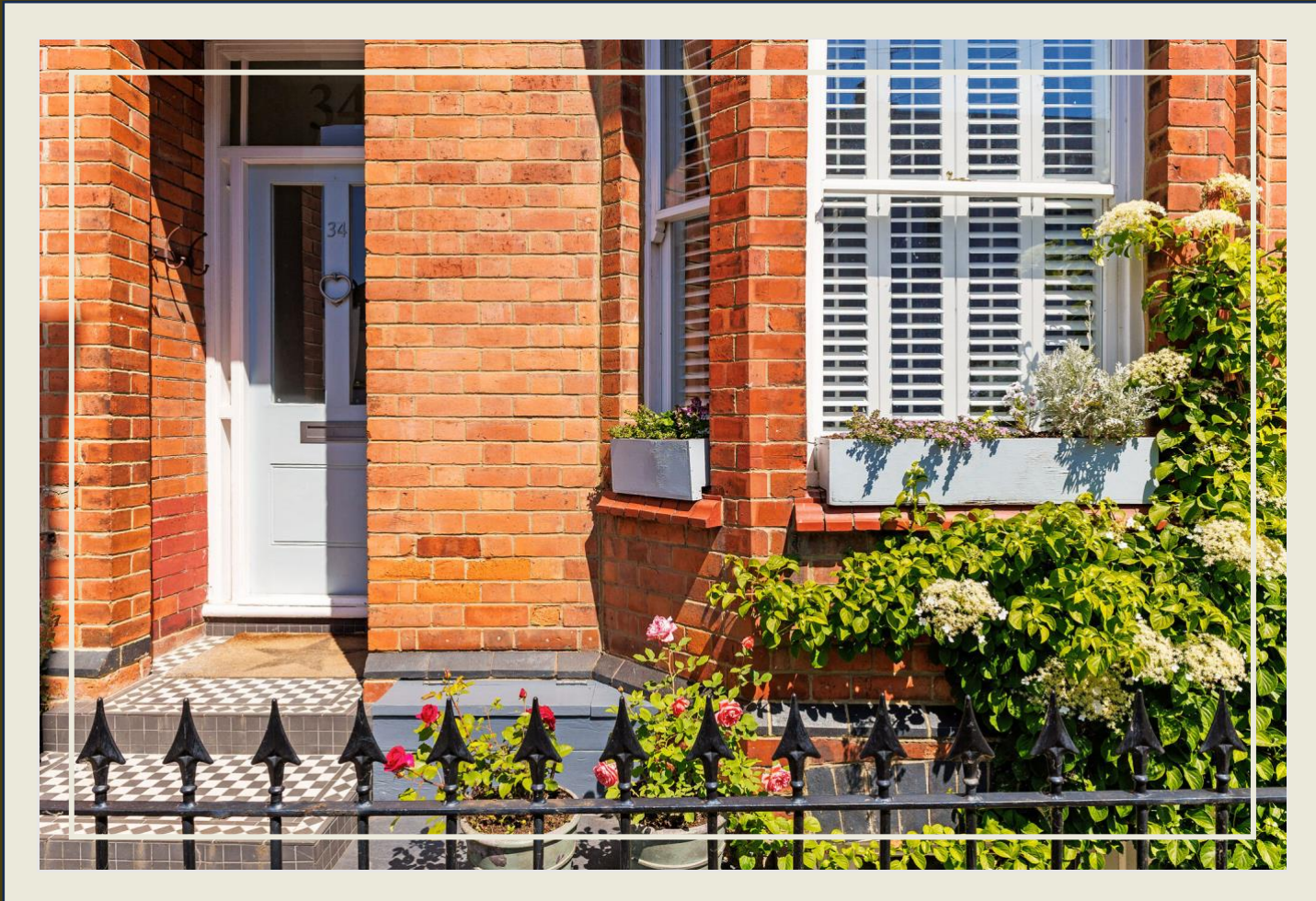


Bath Parade

Cheltenham | GL53 7HU



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POSITIONED WITHIN THIS HIGHLY CONVENIENT CENTRAL LOCATION, THIS CHARMING VICTORIAN SEMI-DETACHED HOME PRESENTS A WONDERFUL OPPORTUNITY FOR A GROWING FAMILY OR THOSE SEEKING A CENTRAL LOCATION. BATH PARADE IS INCREDIBLY WELL PRESENTED AND ENJOYS A DELIGHTFUL SUNNY GARDEN.



GROUND FLOOR

- Sitting room
- Snug
- Kitchen/dining room

FIRST FLOOR

- Principal bedroom
- Excellent built-in storage
- Two further bedrooms
- Family bathroom

LOWER GROUND FLOOR

- Bedroom 4
- Ens suite shower room
- Storage

OUTSIDE

- Mature, landscaped garden
- Paved area
- Shed
- Outdoor laundry room

LOCATION

- Ideally positioned for local amenities
- The centre of Cheltenham has to offer
- Access to A40/M40 to London
- Good connections Cheltenham, Oxford
- and M5 Bristol
- Local Bath Road is close by

THE PROPERTY

The property boasts a well-designed layout, with a spacious living room, a modern kitchen with ample storage space, three generously sized bedrooms and the addition of an occasional fourth bedroom (with ensuite shower room) or home office located on the lower ground floor. The tasteful decor and large windows create a bright and inviting atmosphere throughout, making each room a delightful space to unwind and enjoy quality time.

OUTSIDE

Step outside into the charming garden, where a paved terrace beckons for al fresco dining. Surrounded by greenery and fragrant blooms, the peaceful outdoor space provides a serene backdrop for gatherings with family and friends. A convenient shed stands ready to store gardening tools and outdoor equipment, ensuring the garden remains pristine and organised. In addition is a detached building that has been previously used as a study but is now an excellent laundry area/ utility room. Convenient side access. Whether you're savoring a morning coffee amidst the chirping birds or hosting a summer barbecue, this beautifully arranged garden offers a haven of natural beauty and tranquillity to enjoy year-round.

LOCATION

Bath Parade is one of Cheltenham's residential streets, perfectly positioned between the ever-



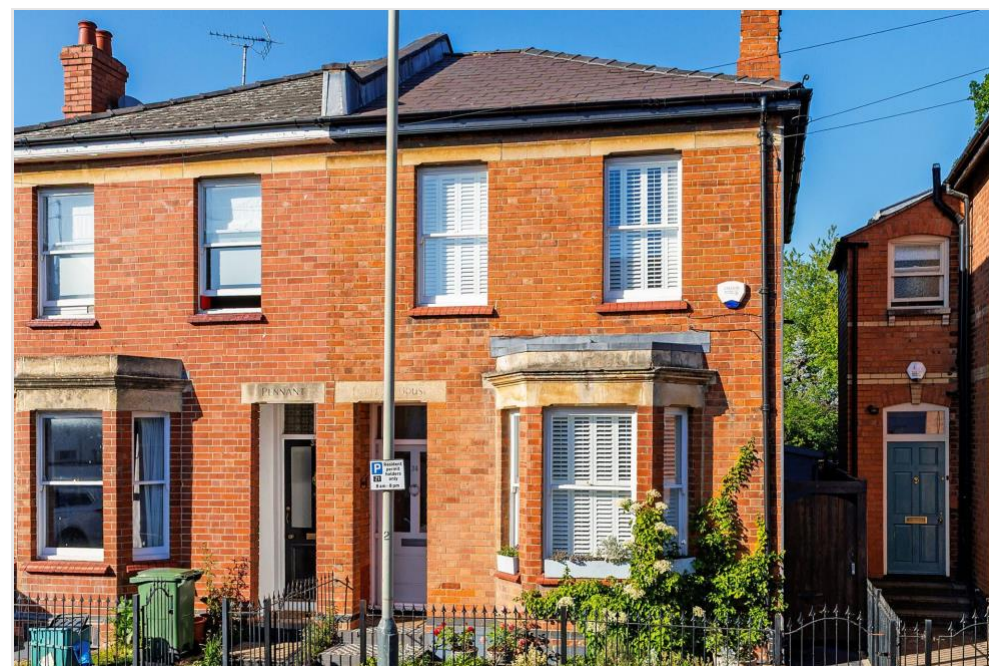


popular Bath Road and College Road. This peaceful and convenient location is just moments from the buzz of the centre of town.

Bath Parade reflects the architectural heritage Cheltenham is so well known for. It's just a short stroll to Sandford Park, and equally close to Montpellier and the High Street, where you'll find a mix of boutiques, cafés, restaurants and everyday essentials.

Highly regarded schools, including Cheltenham College and Cheltenham Ladies' College, are within easy reach. Bath Parade truly captures the charm, convenience and character that make Cheltenham such a sought-after place to call home.





Approximate Floor Area = 131.5 sq m / 1415 sq ft
Outbuilding = 6.1 sq m / 66 sq ft
Total = 137.6 sq m / 1481 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #91842

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