



69 Bath Road, Cheltenham, GL53 7LH

Offers In Excess Of £700,000



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69 Bath Road

Cheltenham, GL53 7LH

- NO ONWARD CHAIN
- GRADE 2 LISTED
- FAMILY HOME
- SELF CONTAINED FLAT
- PERMIT PARKING
- GREAT INVESTMENT

Basement Kitchen	10'0 x 13'3 (3.05m x 4.04m)
Basement Lounge	13'3 x 15'9 (4.04m x 4.80m)
Basement Bedroom	10'2 x 15'9 (3.10m x 4.80m)
Basement Bathroom	6'8 x 7'5 (2.03m x 2.26m)
Basement Garden	10'8 x 13'3 (3.25m x 4.04m)
Utility Room	10'11 x 5'11 (3.33m x 1.80m)
Kitchen	10'0 x 13'3 (3.05m x 4.04m)
Lounge	15'9 x 16'0 (4.80m x 4.88m)
Dining Room	13'10 x 15'9 (4.22m x 4.80m)
Bedroom One	13'10 x 15'9 (4.22m x 4.80m)
Bedroom Two	12'8 x 15'9 (3.86m x 4.80m)
Bedroom Three	8'0 x 12'2 (2.44m x 3.71m)
Bedroom Four	10'0 x 13'3 (3.05m x 4.04m)
Garden	20'8 x 38'4 approx (6.30m x 11.68m approx)



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HMT are delighted to offer this stunning town house for sale on Bath Road Cheltenham.

With the property set back from the road, it offers a front garden which is mostly paved. The property is split into a self contained garden flat and a four bedroom house above, but it can easily be converted back into a three storey house.

As you step down to the garden flat, you enter through the door and are immediately struck by the size as it reaches out in front of you. To the left is a bathroom along with a large storage room which could be a small office space. To the right is an generously sized double bedroom. Along the entrance hall is the Lounge with patio doors looking out to the rear garden. Further down the hallway to the left is a cupboard that contains the stairs which are currently boxed in, but this could be opened up in order to provide access upstairs. To the rear of the flat is the kitchen which has a door leading out to the rear garden too.



Up in the main house, you enter the impressive hallway with stairs leading up and there is a large lounge and dining room, currently used as a bedroom, along with the Kitchen to the rear. Out of the kitchen door is a sun deck which has steps out to the rear garden. Further steps down to the lower part of the garden will lead you to a utility room.

Up on the first floor, there is a large Bathroom including a corner bath, toilet, sink and corner shower. There is also a separate WC. More steps lead you up to the main bedroom along with a large double and a further single bedroom.

Up the next set of stairs, there is a another bedroom.

The property is flooded with light and the rear garden is private enough for you to enjoy.

This property has fantastic potential to be a great family home. Alternatively, it would be a great investment either as a HMO or a rental.

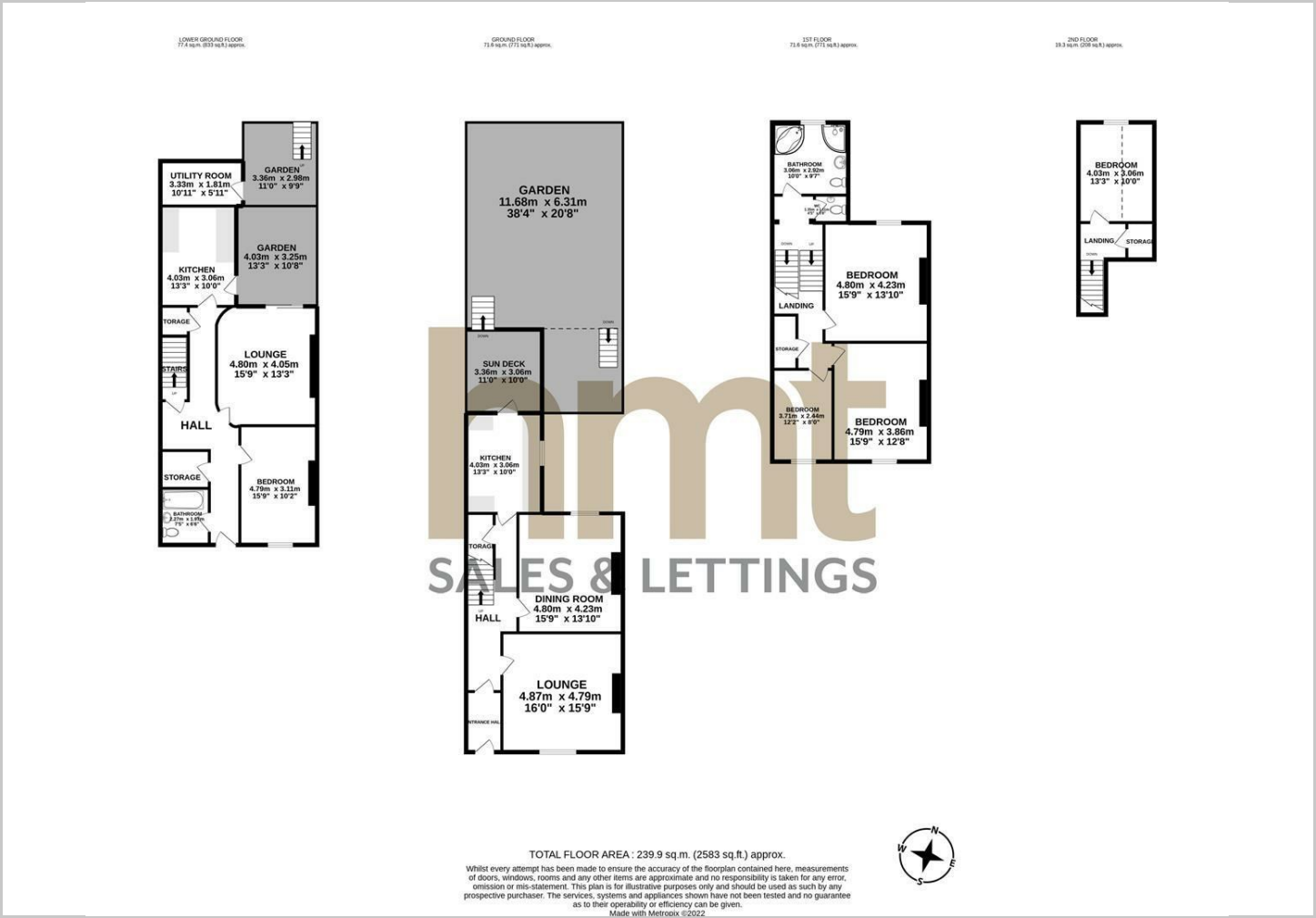
Directions

Heading into Cheltenham Town Centre on the Bath Road, the property is found on the left hand side. what3words: ///riding.scar.unity





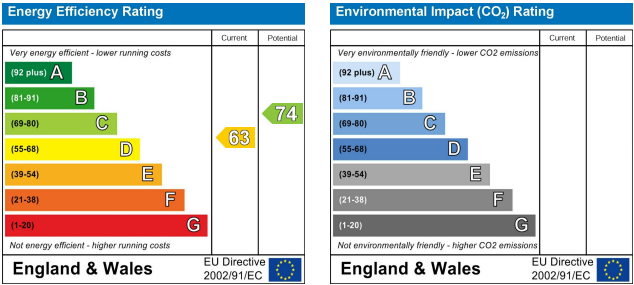
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.