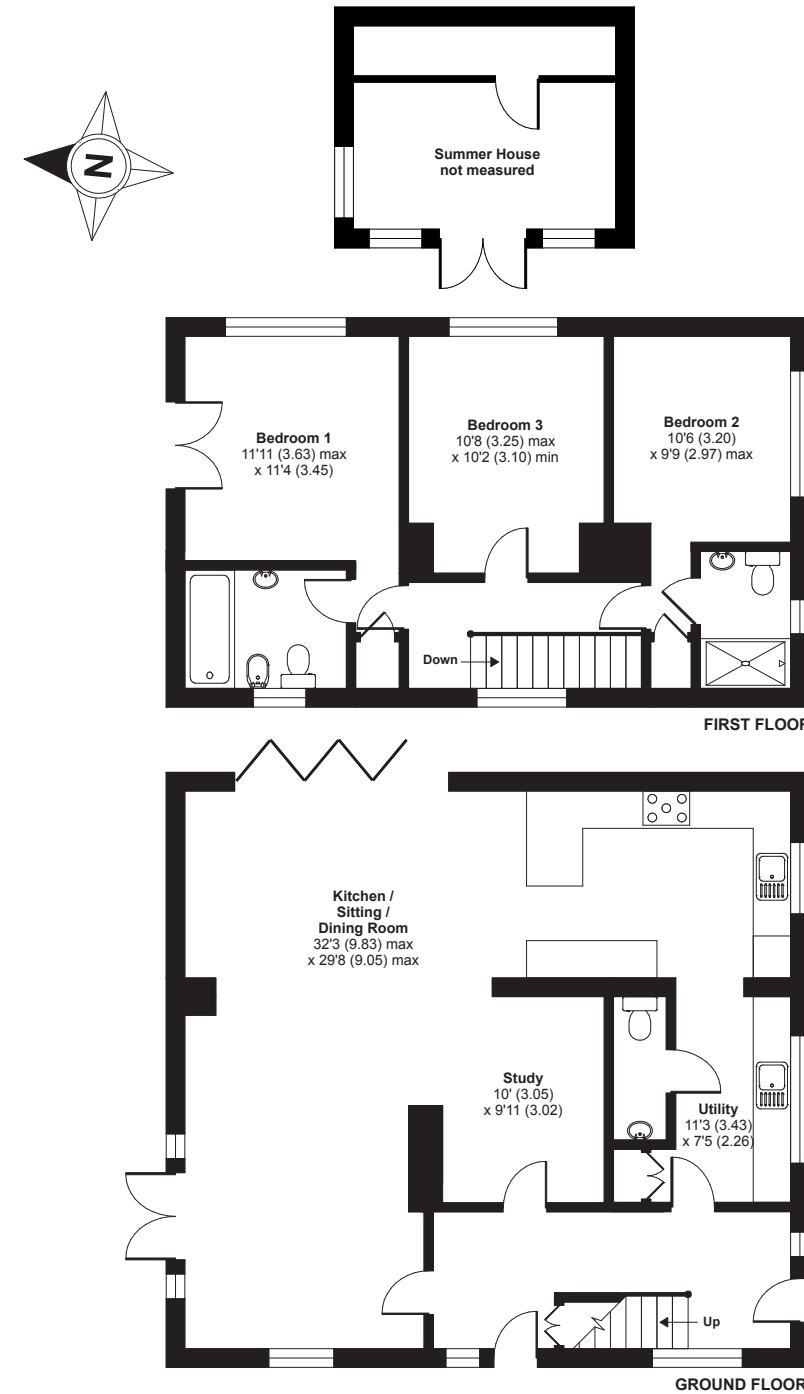




Evesham Road, Cheltenham, GL52

APPROX. GROSS INTERNAL FLOOR AREA 1581 SQ FT 146.9 SQ METRES (EXCLUDES OUTBUILDING)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.

Perry Bishop
and Chambers

the agent who keeps you informed

Cleavelands House

130 Evesham Road, Cheltenham GL52 3AE



Stunning contemporary home | High specification build | Fabulous open plan living
 Beautiful landscaped garden | Fitted kitchen with adjacent utility | EPC C

£775,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

Cleavelands House

130 Evesham Road, Cheltenham

 3 Bedroom  2 Bathrooms  2 Receptions

Cleavelands House is a truly remarkable contemporary property occupying a very convenient location close to Cheltenham Racecourse, town centre and within a short stroll of Pittville Pump room, park and lake.

Remodelled and extended to a high specification the beautifully presented accommodation has been designed for low maintenance, and offering the feeling of space and light an excellent modern living space with bi folding doors leading into the delightful landscaped gardens.

On the ground floor its accommodation in brief comprises a welcoming entrance hall, cloakroom, a most fabulous open plan living/family/dining, with a library, and fitted kitchen space with adjacent utility. On the first floor there are three bedrooms, two of which are en-suite.

Additional benefits of this super modern home includes gas fired central heating, double glazing, mature landscaped low maintenance gardens with decked areas and a garden room/home office and ample off road parking.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Directions

From Cheltenham town centre proceed north along Evesham Road, passing Pittville Park on either side. The property will then appear on your left hand side (on the corner of Cleavelands Drive).

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

Ref: 71029031/23931/RM

