



PETER BALL & Co.
FOR SALE
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PETER BALL & Co.
ESTATE AGENTS

76 HEWLETT ROAD, CHELTENHAM GL52 6AR

£520,000

- Period Terraced Home
- Three Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Bathroom & Cloakroom
- Self Contained Basement Flat
- Courtyard Garden
- NO ONWARD CHAIN

PROPERTY DESCRIPTION

This attractive looking period Town House is located on the edge of Fairview, commanding a set back position on a popular tree lined street. The property has been split into a self contained basement apartment with a family home above and is offered to the market with NO ONWARD CHAIN. The accommodation would benefit from some cosmetic improvement, however it does offer an exciting opportunity to return to one impressive home or provide an income from a tenant. The main property comprises an entrance hall, sitting room, kitchen/dining room and cloakroom/WC. The central,

generous landing leads to three double bedrooms and a large family bathroom. The basement apartment has a sitting room, kitchen, bedroom and bathroom. There is also an unspecified central area. The apartment and house have their own utilities and meters. Outside there is a landscaped and railed frontage and to the rear is a pleasant courtyard garden with gated rear access.

SITUATION

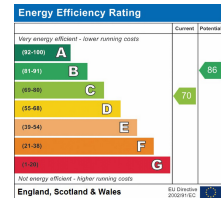
Hewlett Road is a tree lined street with a mix of property and modern family homes and apartments. There is a good range of local shops and it is only a ten minute walk into Cheltenham town centre with its more comprehensive range of shopping and leisure facilities. A short walk in the opposite direction takes you to Pittville Park.

DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and at the mini roundabout take the third exit off into the continuation of Hewlett Road. Follow along and the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band C.
Basement Flat - Tax Band A.



Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



