



PETER BALL & CO.
ESTATE AGENTS

BATH ROAD, CHELTENHAM GL53 7JX

£180,000

- Lower Ground Floor Apartment
- Two Bedrooms
- Living Room/Dining Room
- Kitchen
- Bathroom
- Communal Garden
- Off Road Parking
- No Onward Chain

PROPERTY DESCRIPTION

A basement apartment forming part of a Grade II listed villa, located just a short stroll from the town centre. The property requires some modernisation and briefly comprises, entrance hall, living/dining room, kitchen fitted with a range of wall and base level units with a built-in electric oven and gas hob, two bedrooms (with bedroom two having an external door leading to the communal garden) and bathroom fitted with a white suite. Outside to the front is off road parking on a first come first served basis. To the rear is a

walled communal garden. No onward chain.

SITUATION

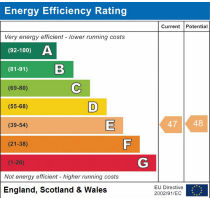
Cheltenham's bustling and prosperous town centre offers a variety of excellent High Street shops, specialist boutiques, pubs, clubs and restaurants. It is host to many festivals including music, art and literature and, of course the National Hunt Festival, which brings the town alive every March. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

Leave Cheltenham town centre office via the Bath Road and South House can be found on the left hand side, before you reach the Eagle Star building.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band B.
Tenure - Leasehold (awaiting Lease information).



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.



Basement Flat

Approx. 64.0 sq. metres (689.3 sq. feet)



Total area: approx. 64.0 sq. metres (689.3 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.