

KE<sup>tm</sup>  
KINGSLEY  
EVANS

1A OLD BATH ROAD

Cheltenham, GL53 7QF

# 1A OLD BATH ROAD

CHELTENHAM, GL53 7QF

*A spacious townhouse with wonderful family accommodation on this sought after road a short walk from town, with parking, garage and garden.*

- Sitting Room
- Dining/Family Room
- Kitchen/Breakfast Room
- Four Bedrooms (two with en suites)
- Bathroom
- Garden
- Garage
- Parking

## DESCRIPTION

This attractive and light filled terraced house forms part of a charming street for which Cheltenham is so well-regarded. Nestled within a part of the road that has a lovely feel, it has become a sought after address over recent years offering the very best of town living yet a stone's throw from Sandford Park and The Lido. Whilst modern, these townhouses were built to mimic the Regency style, complimenting the architecture of the area.

Spanning over 1550 Sq Ft of internal accommodation, the property is deceptively spacious and offers well planned, practical accommodation. The house is arranged over three floors, in keeping with the traditional layout of a classic townhouse. On the ground floor, a hallway, introduces a dining room, that the current owners use as a more informal sitting room, to the front overlooking the gardens and street scene, and across the rear a kitchen/breakfast room which is well appointed with a range of units and integrated appliances. There is space for a table adjacent to double doors that lead to outside. Amtico flooring runs throughout this level.



A staircase leads to the sitting room on the first floor level which has two full length sash windows and a gas fire. To the rear of this floor there are two bedrooms that share a family bathroom.

On the second floor there are two additional double bedrooms, each with an en suite shower room and built in storage. This floor also includes a double cupboard and an access hatch to the loft space.

In all, a well presented townhouse in modern style with excellent accommodation that is both spacious and practical, a short walk of town.

#### OUTSIDE

A pedestrian gate and a leafy, mature frontage introduces the house. To the rear of the property there is a discreet cul de sac where the garden, garage and parking is all accessed from. There is a gate from here leading out to the road for a quick walk into town.

#### SITUATION

Situated back from the road, and forming part of a small and elegant parade of uniform townhouses, the property enjoys a wonderful position, within strolling distance to both the sought after village of Charlton Kings and the town centre, with Sandford Park and The Lido reached by foot in less than five minutes. Cheltenham is a fashionable and cultural town, playing host to several highly acclaimed festivals including, Music, Literature and Jazz. In addition to the cultural offering, Cheltenham has a wonderful restaurant scene and fashionable shopping. There are a number of Prep and Senior schools in both the state and a private sector that are a short walk, including St Edwards, Berkhamstead, Holy Apostles, Balcarras and Charlton Kings. For the commuter, access to main road is extremely easy with direct access to A40 to Oxford/London and the Cirencester Road to Swindon

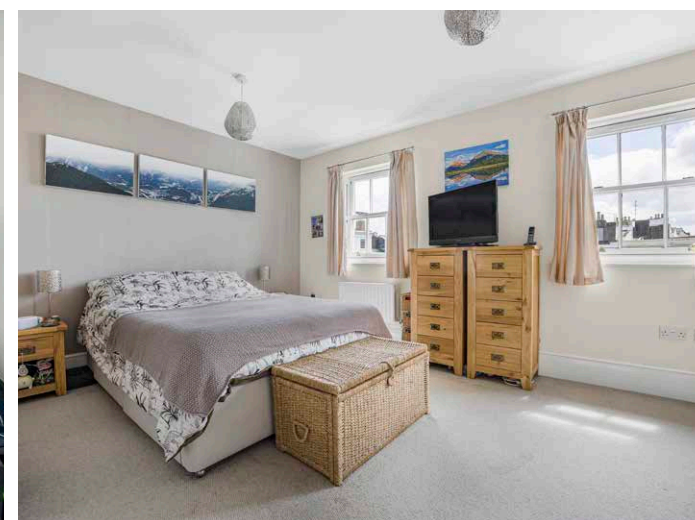
#### LOCAL AUTHORITY

Cheltenham Borough Council (01242) 262626

#### SERVICES

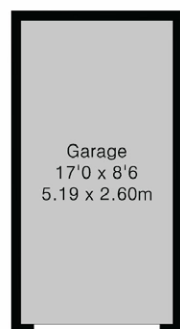
All mains services are connected

EPC Rated C

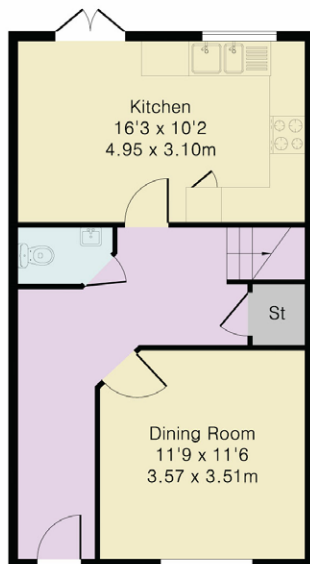


# FLOORPLANS

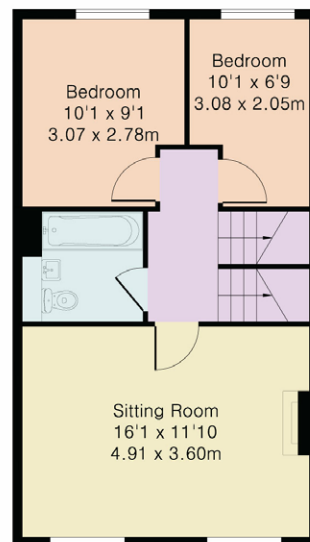
Approximate Gross Internal Area 1549 sq ft – 142 sq m  
 Ground Floor Area 468 sq ft – 43 sq m  
 First Floor Area 468 sq ft – 43 sq m  
 Second Floor Area 468 sq ft – 43 sq m  
 Garage Area 145 sq ft – 13 sq m



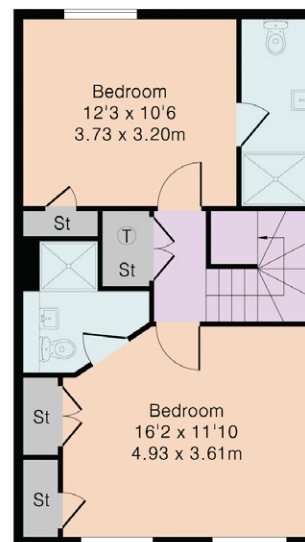
Garage



Ground Floor



First Floor



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs:		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	72	84
	EU Directive 2002/91/EC	



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