



Albert Place, Pittville, Cheltenham GL52 2HR

£565,000

DESCRIPTION

A well presented and generously proportioned Grade II listed period town house situated a short distance from the town centre and Pittville Park. Still retaining many period features to include sash windows, picture rails, plaster cornices and exposed timber floorboards, but also benefitting from modern improvements, this delightful home offers a practical compromise between old and new.

The accommodation briefly comprises: an entrance hall, formal dining room, kitchen/breakfast room and cloakroom/WC on the ground floor. The first floor provides a spacious drawing room and sitting room with central landing space leading to two bedrooms, family bathroom and a separate cloakroom on the top floor. The lower ground floor provides a further two bedrooms, one of which is used as a study, a utility room and shower room/WC. There is access to a rear area currently used as a library and an area to the front known as The Area nestled beneath the pavement. The courtyard garden offers a low maintenance outside space with mature flowers and shrubs.

ENTRANCE HALL

Original exposed wooden floor boards. Victorian style tongue & groove panelling to walls. Radiator. Picture rails. Original plaster cornices. Central staircase leading to first floor and down to basement. Doors leading to a formal dining room, kitchen/breakfast room and downstairs cloakroom/WC.

FORMAL DINING ROOM 3.86m x 3.53m (12'08 x 11'07)

Original exposed wooden floor boards. Radiator. Sash window with wooden shutters. Picture rails. Moulded plaster cornices. Open fireplace with original tiled hearth. Ceiling mounted lights. Plaster moulded ceiling rose.

KITCHEN/BREAKFAST ROOM 5.21m x 3.40m (17'01 x 11'02)

Original exposed wooden floor board. Radiator. Sash window with a rear elevation overlooking courtyard garden. Ornate and tiled original open fireplace and hearth. Range of low level cupboards and drawers, inset ceramic double sink with mixer tap and a combination of granite and laminate work surfaces over. Range of high level cupboards with glass fronted display cabinet. Inset slimline Indesit dishwasher. Range Master 110 dual fuel cooker with five ring gas hob, hot plate and one electric fan assisted oven and one conventional. Double width Range Master cooker hood over. Picture rails. Original plaster cornices. Doors leading to courtyard and cloakroom. Tiled flooring. Victorian tongue & groove style panelling. Ceramic tiled surround/splashbacks.

CLOAKROOM /WC

Ceramic tiled flooring. Low level WC and wash hand basin with tiled surround. Window to rear elevation. Victorian tongue & groove style panelling. Radiator.

FIRST FLOOR LANDING

Exposed original wooden floor boards. Radiator. Original moulded plaster cornices and ceiling rose. Doors leading to drawing room and

sitting room/bedroom five.

DRAWING ROOM 5.21m x 3.71m (17'01 x 12'02)

Exposed original wooden floor boards. Two large sash windows with deep recess onto a canopy. Two Radiators. Original marble open fireplace with original tiled surround and tiled hearth. Ornate moulded plaster cornices and ceiling rose.

SITTING ROOM/ BEDROOM FIVE 5.21m x 3.45m (17'01 x 11'04)

Exposed original wooden floor boards. Two sash windows to rear elevation overlooking courtyard garden. Two radiators. Original open fireplace and hearth. Picture rails. Ornate moulded plaster cornices.

SECOND FLOOR LANDING

Exposed wooden floor boards. Doors leading to master bedroom, family bathroom, cloakroom and bedroom two. Light well above staircase.

MASTER BEDROOM 4.57m x 3.78m (15' x 12'05)

Exposed wooden floor boards. Two radiators. Picture rails. Coved ceiling. Access to loft space. Range of built-in wardrobes/cupboards, glass fronted and panelled with internal light. Two sash windows to front elevation with views looking up Selkirk Street and on to Cleeve Hill.

BEDROOM TWO 3.43m x 3.05m (11'03 x 10')

Exposed wooden floor boards. Radiator. Coved ceiling, Sash window to rear elevation overlooking courtyard garden.

FAMILY BATHROOM 3.43m x 2.01m (11'03 x 6'07)

Ceramic tiled flooring. Panelled bath with mixer tap/shower attachment, shower above bath and ceramic tiled surround. Low level WC and vanity style wash hand basin with built-in cupboard under and marble work surface over. Radiator. Further access to loft space. Built-in cupboard. Two wall mounted lights. Sash window to rear elevation overlooking courtyard garden.

CLOAKROOM/WC

Ceramic tiled flooring. Low level WC and wash hand basin. Window to side elevation overlooking roof tops. Wall light.

BASEMENT HALLWAY

Staircase leading to ground floor with built-in cupboard under. Doors leading to bedroom three, study/bedroom four, utility room and shower room.

STUDY/ BEDROOM FOUR 3.51m X 3.40m (11'06 X 11'02)

Built-in cupboards to side of chimney breast. Dado style rails. Coved ceiling. Radiator. Glass panelled French doors leading to the rear library space.

REAR LIBRARY SPACE 5.11m nr 1.19m x 2.72m nr 0.91m (16'09 nr 3'11 x 8'11 nr 3')

Quarry tiled flooring. Radiator. Light well. Power and lighting.

BEDROOM THREE 3.43m x 2.97m (11'03 x 9'09)

Carpeted flooring. Dado style rails. Coved ceiling, Built-in cupboard space to side of chimney breast. Radiator. Sash window overlooking The





Area.

SHOWER ROOM

Ceramic tiled flooring. Part ceramic tiled walls. Low level WC, wash hand basin and shower cubicle. Extractor fan. Quarter light single glazed window into rear library area.

UTILITY ROOM

3.43m x 2.08m (11'03 x 6'10)

Ceramic tiled flooring. Range of high and low level cupboards with laminate work surface over and inset one and a half bowl ceramic sink with mixer tap. Plumbing for washing machine. Doorway leading to The Area.

THE AREA

6.02m x 2.62m (19'09 x 8'07)

Three arches built beneath the footpath. Two light wells with iron covers.

COURTYARD GARDEN

5.23m x 3.91m (17'02 x 12'10)

Enclosed by red brick walling to the side and rear. Raised well stocked mature flower/shrub bed. External light. Wrought iron and ornate balustrade protecting the light well for the rear library area.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band D.

All mains services are connected.

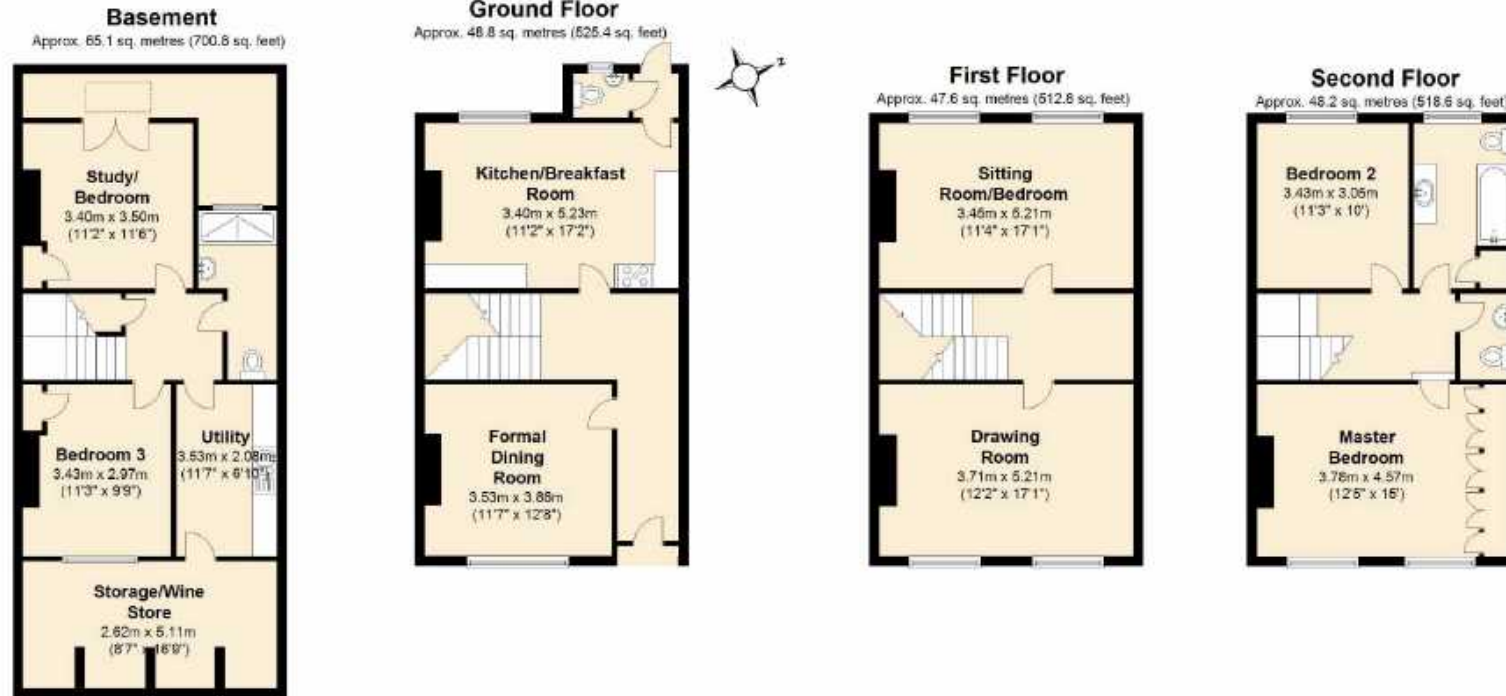
DIRECTIONS

Leave Cheltenham town centre via Hewlett Road and at the mini roundabout take the second exit into All Saints Road. Take the second left turn into Selkirk Street and continue to the end. The property is to the left but if travelling by car you will need to turn right into Albert Place (as it is one way) then left into Portland Square and then left again to come back on yourself.

**Viewing strictly by appointment through
Peter Ball & Co**

**EPC
NOT
REQUIRED**

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Total area: approx. 209.7 sq. metres (2257.6 sq. feet)

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

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