

HUNTERS[®]

HERE TO GET *you* THERE



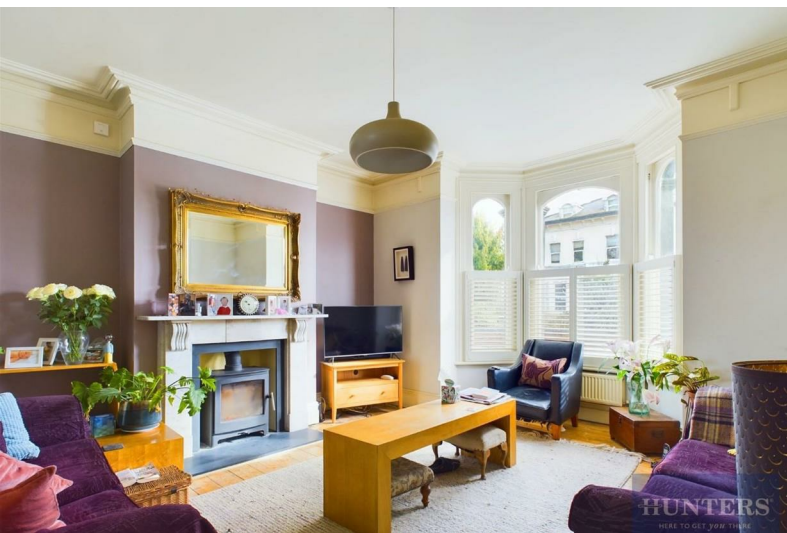
All Saints Road

Cheltenham, GL52 2HA

Offers In Excess Of £750,000



Council Tax: E



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Hunters of Cheltenham are delighted to bring this exceptional Edwardian five double bedroom family home with off road parking to the sales market. This impressive town house offers elegance and convenience in equal measure being located just a short walk from Cheltenham's vibrant town centre. Inside, the property is immaculately presented with modern kitchen and bathroom fittings blended with a sympathetically maintained house that retains many of its original features. Accommodation is set over three stories with an additional fourth floor at basement level offering two rooms ready for conversion to a sixth bedroom, home gym or home office.

The exceptional accommodation on offer includes:

Two Basement rooms requiring an easy conversion | Two large ground floor reception rooms | Morning/Breakfast Room | Kitchen | Cloakroom with WC | Three double bedrooms occupy the first floor | Family bathroom | Two more double bedrooms occupy the second floor.

Outside, the property sits roadside being set back behind its own stone chip fore-garden with wrought iron rail boundaries and entrance gate. To the side, there is a right of way leading to two entitled parking spaces. At the rear of the property there is a private rear garden that enjoys a high degree of privacy with a majority of the boundary marked by traditional solid walls.

Many years ago, Cheltenham was once a holiday town for the rich and famous but today, it has become a thriving town that enjoys its beautiful historical architecture, and offers its occupants a safe and desirable place to raise a family with a wide choice of high performing schools, a busy high street of main brand shops, a seemingly endless choice of restaurants and night life and some of the most beautiful parks and leisure spots in the whole of Gloucestershire.

We highly recommend this property and encourage any interested parties to contact us for an appointment to view as soon as possible.

- Large Five Double Bedroom Edwardian Home
- Lots of Retained Character
- Usable Basement Ready for Conversion
- Private Rear Garden
- Council Tax Band E | Energy rating D
- Two Off Road Parking Spaces
- Three Reception Rooms
- Excellent Condition Throughout
- Town Centre Location
- Tenure: FREEHOLD

Room Sizes

Sitting Room

16'10" x 14'9" (5.13m x 4.50m)

Dining Room

13'3" x 13'3" (4.05 x 4.05)

Morning Room

10'11" x 10'9" (3.35 x 3.28)

Kichen

18'2" x 10'11" (5.55 x 3.35)

Basement Room One

17'1" x 14'8" (5.23 x 4.49)

Into Bay

Basement Room Two

7'4" x 7'3" (2.26 x 2.21)

Bedroom One

19'1" x 13'9" (5.84 x 4.21)

Bedroom Two

13'3" x 12'0" (4.05 x 3.68)

Bedroom Three

10'11" x 10'3" (3.35 x 3.13)

Bathroom

8'3" x 7'5" (2.52 x 2.27)

Bedroom Four

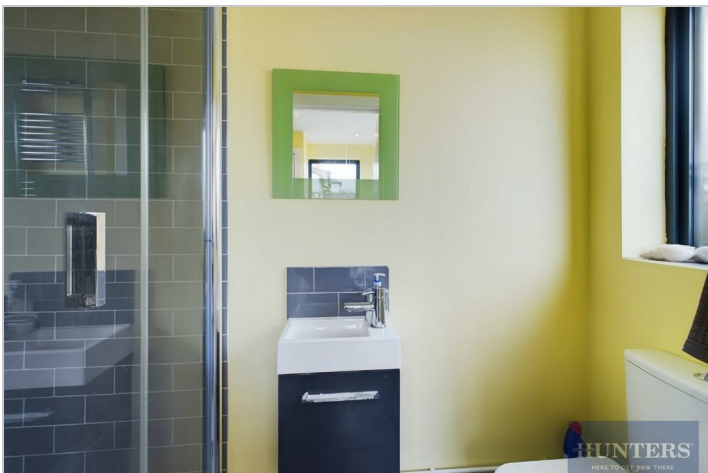
11'2" x 10'2" (3.41 x 3.11)

Bedroom Five

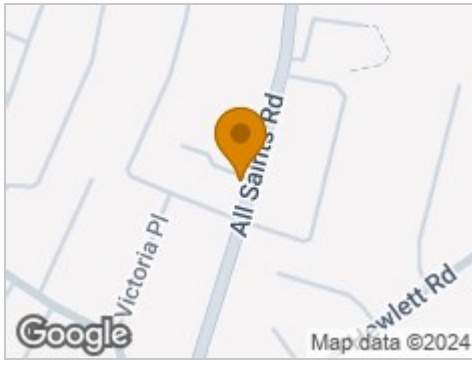
11'8" x 7'4" (3.56 x 2.24)

Cloakroom

Garden



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.