

37 HALES ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6SL

 Charles Lear



## 37 HALES ROAD

This extended semi-detached bay fronted property is located on a popular road close to both primary & secondary schools, parks and local amenities. The property benefits from a detached annex, a single tandem garage, off road parking for two vehicles as well as being offered with no onward chain.

- Wide reception hall retaining the original staircase leading to the first floor
- Light and airy open plan sitting/dining room with a bay window and two attractive fireplaces
- Versatile lower ground floor playroom or study
- Modern fitted kitchen with an adjoining utility room and separate shower room
- Three first floor bedrooms and a family bathroom as well as a second floor loft room
- Walled rear garden with a central lawn leading to the detached one bedroom annex
- Off road parking for two vehicles and an attached single tandem garage with double doors at the rear

This versatile semi-detached home offers mainly open plan living on the ground floor including a beautifully appointed double reception room with feature fireplaces in both, a modern fitted kitchen with a door to the garden a useful utility room and ground floor shower room, on the lower floor there is a study/playroom and on the first three bedrooms and a family bathroom whilst there is a loft room on the second floor. The rear garden is mainly laid to lawn and leads to a detached annex with a ground floor bedroom, shower room and a bright & airy first floor open plan living/kitchen. At the front are two off road parking spaces and access to the attached single tandem garage.





### SITUATION

Set back from the road, this red brick semi-detached Victorian house is conveniently located within a 10 minute walk of the town centre. Also within a short walk is Cheltenham General Hospital and Sandford Park with its popular 'Lido' complex. Cheltenham is a Regency Spa town on the edge of the Cotswolds deemed an area of outstanding natural beauty. The town hosts several festivals of culture including literature, Jazz & food as well as many sporting events including the Gold Cup which is the main event at Prestbury Park held every March. The location is also ideal for access to the A40 to London and also the M5 motorway network at J11a.

### GENERAL INFORMATION

#### Services:

Mains water, electricity, gas and drainage are connected to the property.

#### Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band House: E - £2390.08 pa. 2022/2023.

Council Tax Band Annex: A - £1303.68 pa. 2022/2023.

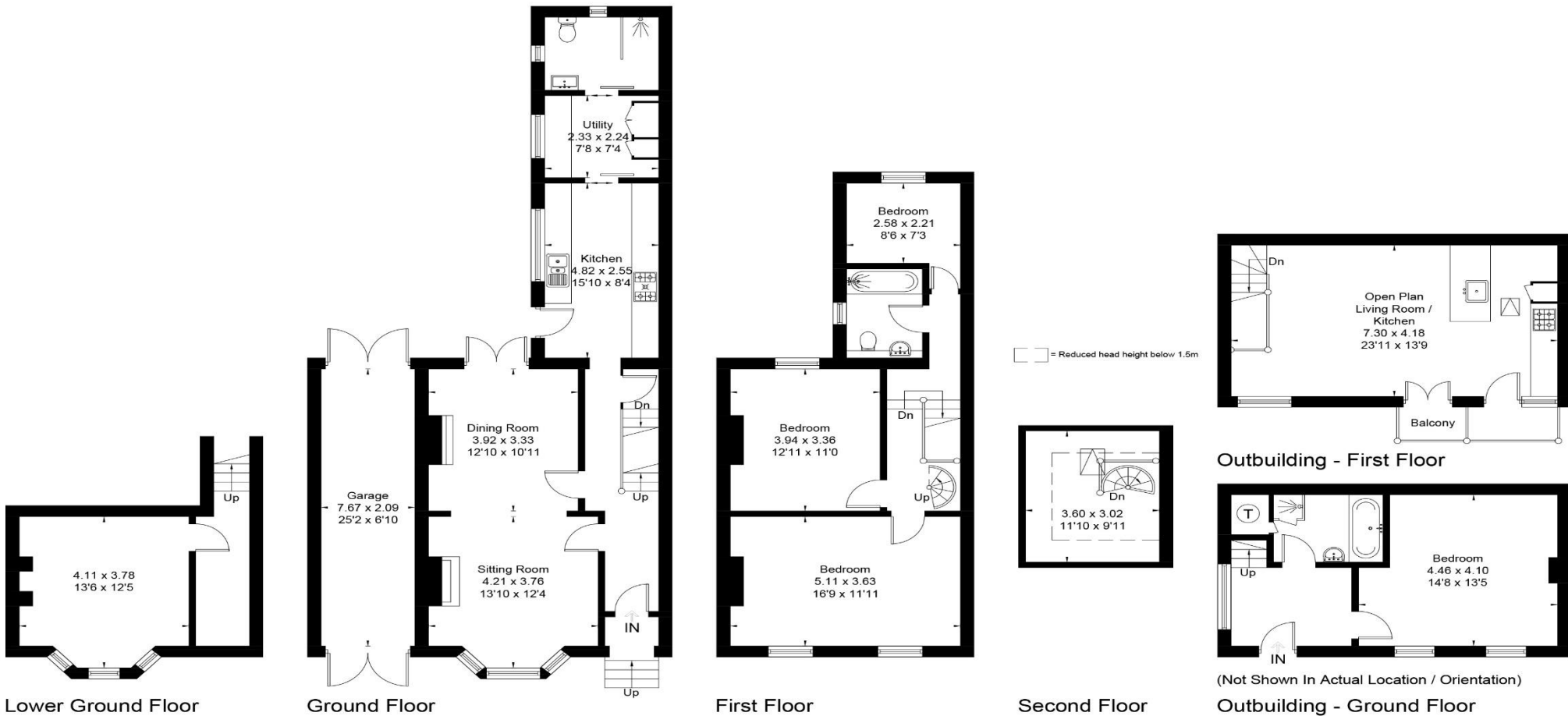
EPC Rating: **TBC**

### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



Approximate Area = 147.3 sq m / 1585 sq ft  
 Outbuildings = 77.2 sq m / 831 sq ft (Including Garage)  
 Total = 224.5 sq m / 2416 sq ft  
 Including Limited Use Area (5.1 sq m / 55 sq ft)



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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