

60 WINSTONIAN ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 2JE

 Charles Lear



60 WINSTONIAN ROAD

This attractive red brick former artisan's cottage stands in a peaceful residential backwater within a ten minute walk of Pittville Park and the centre of the town. The property has accommodation laid out over three floors including two spacious reception rooms, three double bedrooms and at the rear there is a useful external WC/utility room and private west facing courtyard garden.

- Situated in a sought after residential district and offered within walking distance of local amenities on Prestbury Road and offered with no onward chain
- Generous reception hall with stairs to the first and lower ground floors
- Spacious sitting and dining rooms, both with pretty fireplaces, the latter having access to the garden
- Modern kitchen which was entirely refitted in 2018 with space for integrated & free standing appliances
- Two first floor double bedrooms, both with cast iron fireplaces and one lower floor double bedroom
- Remodelled first floor bathroom with a white suite
- Useful recently created brick external WC/utility room with hot and cold water & spaces for both a washing machine and tumble dryer
- Enclosed low maintenance brick paved west facing courtyard garden with gated rear access
- Residents permit parking operational in the district

Having undergone an extensive and ongoing programme of renovation and modernisation spanning over fourteen years this classic red brick cottage, dating from 1902 provides spacious accommodation laid out over three floors with the valuable addition of an external brick built WC/utility room with both hot and cold water. The property is extremely well presented with a low maintenance courtyard garden.





SITUATION

Located in the popular Fairview district within a short walk of Pittville Park with its boating lake, historic Pump Rooms and children's play area as well as a very good selection of day to day amenities on both Hewlett and Prestbury Roads this attractive terrace property is ideally placed for accessing many of the town's most popular districts and attractions. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools including Pittville School which again is within walking distance of the property whilst some of the finest countryside and views the town has to offer can be found nearby on Cleeve Hill.

GENERAL INFORMATION

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

Council Tax:
Cheltenham Borough Council – 01242 262626.
Council Tax Band: (C) - £1,821.90 pa. (2024/2025).
EPC Rating: (D)

VIEWINGS

Viewings are strictly by prior appointment through Charles Lear & Co. - 01242 222722.

Approximate Floor Area = 88.7 sq m / 955 sq ft
 External WC = 2.8 sq m / 30 sq ft
 Total = 91.5 sq m / 985 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #67151