

DOUGLAS HOUSE,
PARABOLA ROAD, MONTPELLIER, CHELTENHAM, GLOUCESTERSHIRE, GL50 3AH

 Charles Lear



DOUGLAS HOUSE

Tucked away in the heart of Montpellier, just a short walk of both the Promenade and the vibrant Montpellier shopping district is this truly exceptional, bright and airy modern bungalow offering two en-suite bedrooms, a lovely south facing private garden, parking and the property is also offered chain free.

- Reception hall providing access to all the rooms
- Modern fitted kitchen with a selection of integrated appliances including an oven, hob, extractor hood, dish washer, washing machine ,fridge-freezer complimented by generous storage and a practical tiled floor
- 17'8 sitting/dining room with windows and French doors to the garden
- Two double bedrooms, both en-suite, one with a bathroom and the other a shower room
- Low maintenance, south facing rear garden with two terraces and raised borders
- Allocated off road parking for one vehicle
- Offered with no onward chain

Located in one of Cheltenham's most sought after of locations, 7 Douglas house offers unique lateral living that would suit someone looking for that property that they can lock up and leave and be within walking distance of the town's main amenities within a matter of minutes. This 'ready to move in to' property boasts a spacious open plan living/dining room, two well proportioned bedrooms, both benefitting from en-suites, and a modern fitted kitchen. A sunny aspect rear garden and off road allocated parking completes this wonderful property.





SITUATION

Located along one of Cheltenham's most highly regarded and most prestigious tree lined roads in the heart of Montpellier, 7 Douglas House is set back from this surprisingly peaceful avenue which is located within a short walk of the many bars, boutiques, cafés and restaurants in Montpellier. Also within easy walking distance is a wide range of shops including John Lewis and Marks & Spencer located on the High Street. Cheltenham Ladies College, Waitrose and Cheltenham Spa railway station are all within walking distance, whilst the M5 at Junction 11a and Cheltenham Spa rail station are easily accessible.

GENERAL INFORMATION

Services:
Local Authority: Cheltenham Borough Council.
Council Tax Band: (B) - £1,668.78pa. (2024/2025).
EPC Rating: TBA

LEASE INFORMATION

Tenure: Freehold.
Service Charge: £484.60 bi-annually
Managing Agent: Colmore Gaskell Mgmt, Cheltenham.

Viewings are strictly by prior appointment through the sole agents, Charles Lear & Co.

Approximate Gross Internal Area 655 sq ft – 61 sq m

