

35 WINSTONIAN ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL52 2JD



35 WINSTONIAN ROAD

This attractive semi-detached Victorian house stands in a peaceful residential backwater less than half a mile from Pittville Park and the town centre. The property has accommodation laid out over three floors including a double reception room, three double bedrooms upstairs, and a bright and airy kitchen with space for dining, as well as a South-East facing garden.

- Situated in a sought-after residential district and within walking distance of local amenities, Pittville Park, and the high street
- Generous reception hall with stairs leading to the upper floors and lower ground cellar
- Bright and spacious double reception room
- Modern kitchen leading into bright dining area with access to and overlooking the garden
- Two double bedrooms on the first floor and a further third double bedroom in the converted loft space, along with eaves storage
- Spacious family bathroom on the first floor with bath and walk-in shower
- Sizeable lower ground floor cellar providing substantial storage space
- Enclosed South-East facing rear garden with small lawn and a terrace area, as well as side access
- Residents permit parking operational in the district

Having undergone a programme of refurbishment over the last eight years by the current owners, this lovely family home provides spacious accommodation laid out over three floors, in good condition throughout. The property is well presented with a maintainable garden and would make an ideal home situated near to the town centre and local amenities including schools, shops and cafes.





SITUATION

Located in the popular Fairview district, within a short walk of Pittville Park with its boating lake, Pump Rooms and children's play area, as well as a very good selection of day-to-day amenities nearby, this attractive, semi-detached property is ideally placed for accessing many of the town's most popular areas and attractions. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools including Holy Trinity C of E Primary School, Dunalley Primary School, and Pittville School, which are also within walking distance of the property, as well as some of the finest countryside and views the town has to offer on the nearby 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) - £1,907.18 pa. (2024/2025).
EPC Rating: (D)

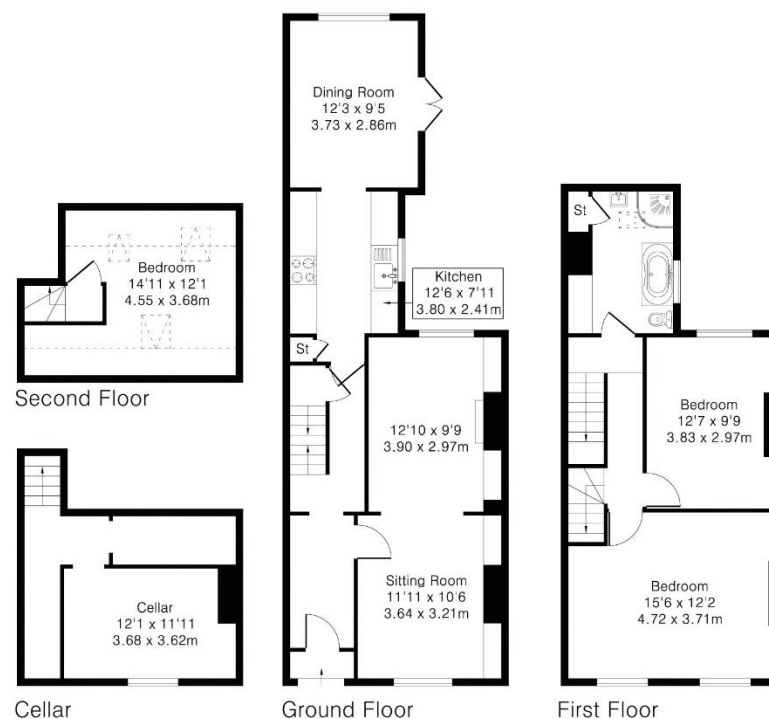
VIEWINGS

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



Approximate Gross Internal Area 1424 sq ft - 133 sq m

Cellar Area 196 sq ft – 18 sq m
 Ground Floor Area 588 sq ft – 55 sq m
 First Floor Area 469 sq ft – 44 sq m
 Second Floor Area 171 sq ft – 16 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

