



20 BATH PARADE, CHELTENHAM, GLOUCESTERSHIRE, GL53 7HN

A SUBSTANTIAL FREEHOLD TOWNHOUSE SET MOMENTS FROM SANDFORD PARK AND IN SIGHT OF THE TOWN CENTRE COMPRISING A SPACIOUS THREE BEDROOM TWO STOREY HOUSE AND A SELF CONTAINED ONE BEDROOM FLAT AND A GREEN RETREATS DETACHED GARDEN ROOM. IT WILL BE SOLD CHAIN FREE.

THE PROPERTY:

20 Bath Parade is a spacious townhouse which is located in the popular area of St Luke's.

The property has accommodation over three levels with the main household in the upper parts offering a sitting room, spacious kitchen/dining room, plus utility room and cloakroom on the ground floor, with three bedrooms and a family bathroom on the first floor. There is also a utility room and cloakroom.

On the first floor are three bedrooms and a family bathroom. A number of original period features are retained including ornate fireplaces. It offers an abundance of accommodation. The property is double glazed and has gas central heating.

LOWER GROUND FLOOR APARTMENT:

Accessed from the front of Bath Parade the one bedroom self-contained apartment has two reception rooms, kitchen and shower room. Until recently the property has been let. It has access to a small frontage. It has separate utilities connected and gas central heating.

OUTSIDE:

To the rear of the property is an enclosed courtyard paved garden. The garden is accessed from the dining room onto a raised timber deck. Steps lead down to the courtyard. The garden fully enclosed.

GARDEN ROOM/HOME OFFICE:

A recent addition is the very smart detached garden building from Green Retreats. The building is 3.71m x 2.46m (12'1 X 8'1) and has power and light and is fully insulated with outside lighting. Ideal for a gym or remote office working solution. For further details on the specification visit greenretreats.co.uk

GENERAL:

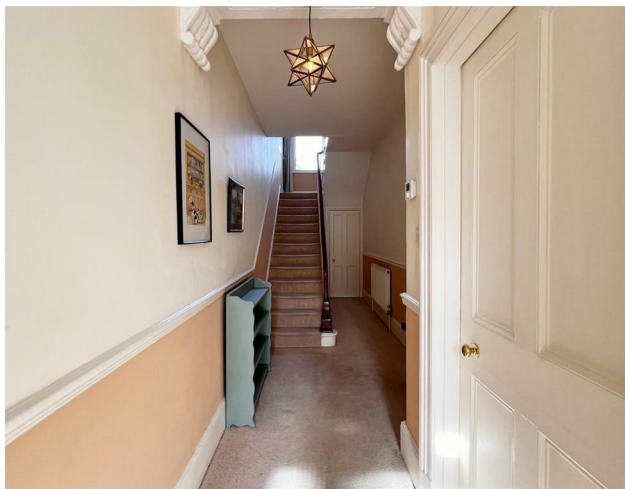
EPC: Both parts rated Band C

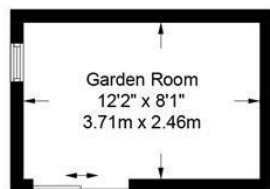
Council Tax: House C Flat A

Area: 2020 Sq. ft/187.6 Sq. m

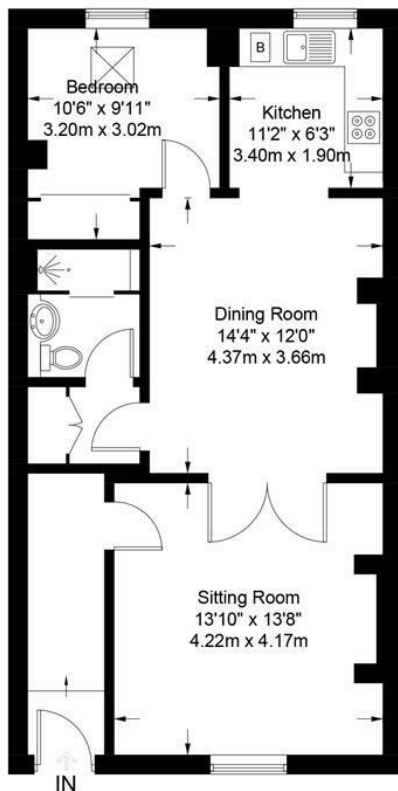
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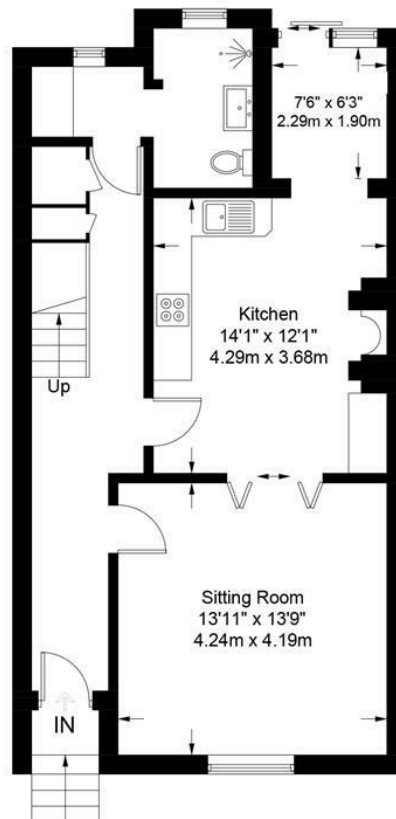




(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)



LOWER GROUND FLOOR FLAT



GROUND FLOOR



FIRST FLOOR

Approximate Gross Internal Area = 1243 sq ft / 115.5 sq m

Flat = 679 sq ft / 63.1 sq m

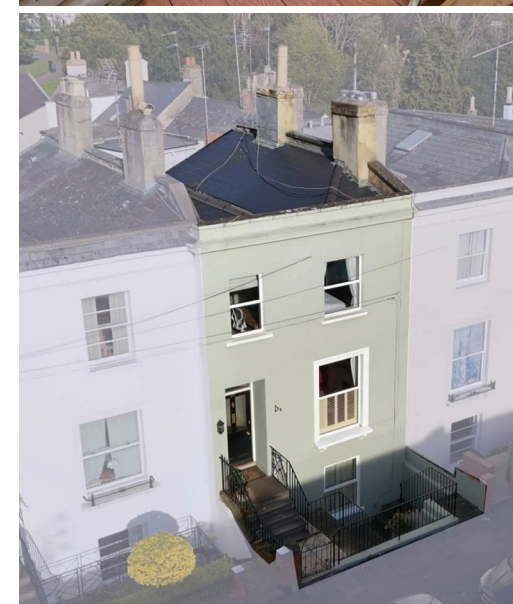
Garden Room = 98 sq ft / 9.1 sq m

Total = 2020 sq ft / 187.7 sq m

Illustration for identification purposes only, measurements are approximate and are not to scale.

Please check all details before making any decisions reliant upon them.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. PRN: 19292806 - Date of printing 5th April 2025

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