



ZAFER CETINEL

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## 16 Hales Road, £575,000

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- HALES ROAD, CHELTENHAM • STUNNING PERIOD HOUSE
- FOUR DOUBLE BEDROOMS • THREE / FOUR RECEPTION ROOMS
- GARAGE AND A GARDEN • ACOUSTIC GLAZING AND SHUTTERS TO THE FRONT ROOMS
- DOUBLE GLAZED AND GAS CENTRAL HEATING • SHORT WALKING DISTANCE TO TOWN AND HOSPITAL
- GREAT TRANSPORT LINKS TO ALL ROUTES • REF ZAFER CETINEL



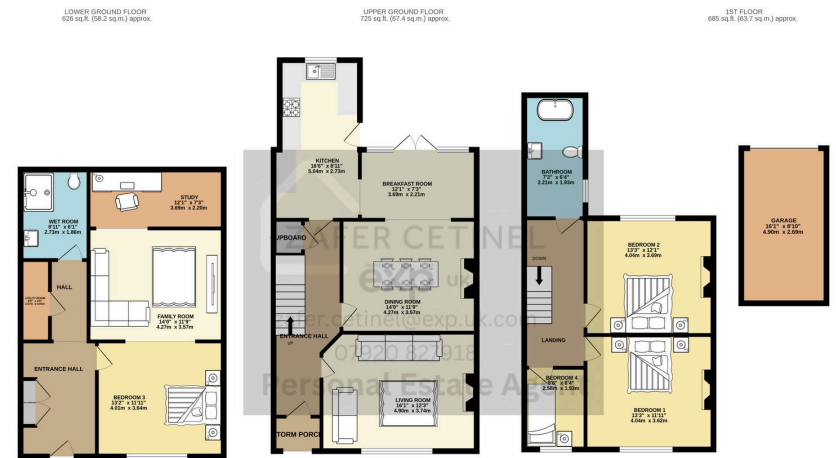
Introducing Hales Road, a mostly renovated terraced townhouse set back from the street behind elegant wrought iron railings. Currently arranged over three floors, this property presents an exciting opportunity to create a self-contained apartment from the lower ground floor, which features its own private entrance.

On the raised ground floor, you will find a well-appointed kitchen with separate breakfast room and a dining room, complemented by a stunning living room with a lovely fire place, Acoustic double glazed windows and some elegant shutters. The first floor accommodates three spacious bedrooms, including two doubles, along with a large bathroom which requires some updating. The lower ground floor comprises a comfortable sitting room, an additional bedroom, a study area, a wet room, and a utility room.

Externally, the property boasts a walled west-facing garden and







TOTAL FLOOR AREA: 2037 sq.ft. (189.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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