



ROSS BURBIDGE

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Bath Road, Town Centre, Cheltenham, GL53

£799,950

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Please quote: RB1393- Ross Burbidge. Positioned prominently on one of Cheltenham's best-known central roads, 57 Bath Road is an elegant Grade II listed end-of-terrace townhouse offering scale, character and exceptional flexibility. Arranged over several floors, the property combines period architecture with a layout that lends itself equally well to family living, multi-generational use or alternative configurations, subject to the relevant consents.

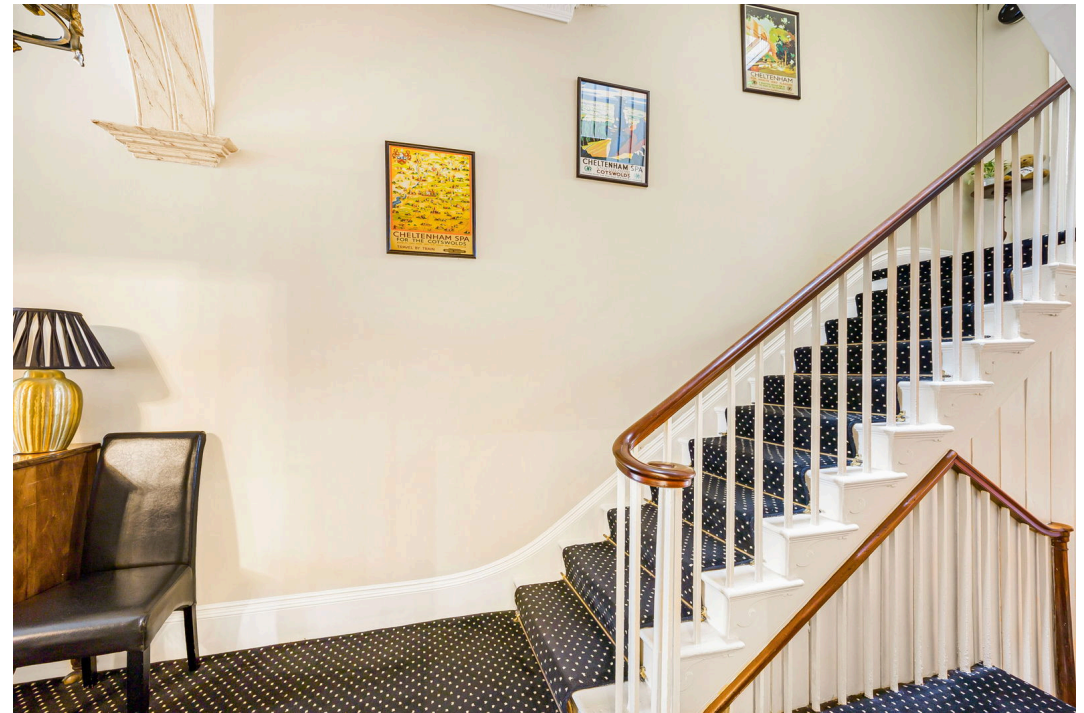
The house provides extensive accommodation, currently arranged to include six bedrooms, five bath or shower rooms and four principal reception rooms. Proportions are generous throughout, with the natural versatility of the layout allowing incoming owners to tailor the space to their own requirements.

One of the most compelling aspects of the property is the lower ground floor, which enjoys both its own front entrance and internal access from the main house. This level is well suited to use as a self-contained apartment, guest accommodation or independent living space, adding a valuable dimension to the overall offering.

To the rear, an enclosed private garden creates a welcoming outdoor retreat, ideal for entertaining, dining or simply enjoying a quiet moment away from the bustle of town life. On-street permit parking is available, and the location places the property within easy reach of Cheltenham's shops, restaurants and cultural attractions, while also providing straightforward access to the wider Cotswolds.

The situation is particularly appealing. Bath Road lies just moments from the town centre, offering a blend of convenience and character that few locations can match. Cheltenham itself is celebrated for its Regency heritage, elegant streetscapes and strong sense of community, all set against the backdrop of the Cotswold countryside.

The town is widely regarded for its educational provision, with highly respected schools including Cheltenham Ladies' College, Dean Close School and Pate's Grammar School drawing families from across the region. A rich cultural calendar further enhances daily life, with world-class festivals covering literature, jazz, science and music, alongside the internationally renowned Cheltenham Festival at



**Approximate Gross Internal Area 2638 sq ft - 245 sq m**

Lower Ground Floor Area 803 sq ft – 75 sq m

Ground Floor Area 853 sq ft – 79 sq m

First Floor Area 818 sq ft – 76 sq m

Second Floor Area 164 sq ft – 15 sq m



- Generous Grade II listed end terrace house
- Versatile lower ground floor which could offer alternative uses (STP)
- Town centre living at its best
- On street parking by way of parking permits available from Gloucestershire County Council
- Please quote: RB1393- Ross Burbidge
- Currently arranged as seven bedrooms, five bath/shower rooms and three reception rooms
- Enclosed rear garden
- Consent granted for change of use to a residential dwelling
- Former B&B

