



119 Bath Road, Cheltenham, Gloucestershire, GL53 7LS
£399,950



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A superbly modernised two-bedroom semi-detached house, finished to an exacting standard and offered to the market with no onward chain, found in this exciting location on The Bath Road.

Front reception room, inner reception room, fitted kitchen with integrated appliances, two double bedrooms, shower room, courtyard garden, on street permit parking.

Description: 119 Bath Road is a beautifully renovated and modernised semi-detached period home, offered to the market with no onward chain and found in a desirable location close to facilities including shops, bars and restaurants.

Newly renovated and updated, the house provides comfortable two storey living space which includes two double bedrooms and a shower room on the first floor with a walk-in wardrobe to the rear bedroom.

Downstairs the living space is broadly open plan, with a reception room at the front with steps leading down into a living/dining space beyond, at the end of which is the high quality fitted kitchen which includes integrated appliances, a white granite style worktop and blue units and drawers.

The flooring is by way of a solid oak herringbone floor throughout the ground floor and newly fitted carpets to the bedrooms.

Outside to the rear is a small courtyard garden, a passageway to the side that provides access as well as a suitable area for bins storage, and parking is by way of on street permit parking.

Situation: 119 Bath Road is found in a stunning central location fronting on to The Bath Road, a highly popular shopping and entertainment area located just to the south of the centre of Cheltenham and featuring an excellent selection of mostly boutique shops, bars and restaurants.

Cheltenham stands renowned as one of England's most intact Regency towns and, historically, the original and most distinguished spa. Nestled less than a hundred miles from London, it gracefully rests between the Cotswold Hills and the Wye Valley. The town boasts several prestigious schools, including Cheltenham College, Cheltenham Ladies College, Dean Close, and Pates Grammar, the latter recently topping the national GCSE schools league table.



BATH ROAD, GL53

Approx. gross internal area
800 Sq Ft. / 74.3 Sq M.



All measurements are approximate and for guidance and illustrative purposes only.
Photography and Floor Plans by www.thedowlingco.com +44 7793 974 209



Situation Continued: Having earned its status as a highly coveted residential destination, with a Telegraph accolade as the number 1 place in the United Kingdom to raise a family in 2015, Cheltenham is celebrated for its opulent residences gracing formal avenues and exquisite garden squares.

For those with a penchant for the finer things, the town offers Michelin-starred restaurants, numerous bars, chic boutiques, and abundant salons. Art and history enthusiasts find solace in The Wilson, Cheltenham's recently refurbished museum and art gallery. The town's cultural vibrancy is further enhanced by two concert halls and three theatres. Festivals abound, including The Wychwood Festival, literary, science, food and drink festivals, and the revered jazz festival, drawing renowned performers like Van Morrison, Jamie Cullum, and Jools Holland over the years.

The pinnacle of the year for many is the annual racing festival culminating in the Cheltenham Gold Cup, a prestigious event on the national hunt calendar. The allure of this spectacle perennially captivates the public, making Cheltenham a regular draw for visitors year after year.

Additional Information:

Parking: By way of parking permits available from Gloucestershire County Council (£63.60 pa 1st permit, £127.35 pa 2nd permit, correct as of 8th June 2023, for confirmation please visit the Gloucestershire County Council website).

Services: Mains water, electricity, gas and drainage. Gas fired central heating.

Directions via What3words: [///swaps.stable.deeper](https://www.what3words.com/#!/swaps.stable.deeper)

Tenure: Freehold.

Local Authority and Council Tax: Cheltenham Borough Council. Awaiting confirmation of CBC banding.

Viewing: Strictly by appointment with Regency Residential.

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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	