



MORGAN ASSOCIATES

ESTATE & LETTINGS AGENCY



105, Hales Road,
Cheltenham GL52 6ST
Price Guide £595,000



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105, Hales Road,

Cheltenham GL52 6ST

An impressive Victorian semi-detached villa extending to approximately 2,400 sq ft, currently arranged as four self-contained apartments with scope for refurbishment or reconfiguration, subject to the necessary consents.

Location:

Situated on Hales Road, a well-regarded residential address to the north-east of Cheltenham town centre, the property enjoys excellent access to The Racecourse, Prestbury, Bishop's Cleeve, Winchcombe, and the wider Cotswold villages. The A40 is easily accessible, providing direct links to Oxford and beyond.

Cheltenham is a Regency spa town renowned for its elegant architecture, green spaces, and vibrant cultural scene. Home to several nationally acclaimed schools, including Cheltenham Ladies' College, Cheltenham College and Dean Close, the town also boasts a thriving festival calendar, with highlights including the Cheltenham Literature Festival and the Gold Cup at Cheltenham Racecourse.

Full Description:

This attractive bay-fronted Victorian villa presents a compelling opportunity for investors, developers, or those seeking a substantial home with income potential.





Currently configured as a rental portfolio of four apartments, the accommodation comprises:

- One two-bedroom apartment
- One one-bedroom apartment
- Two studio apartments

The property retains a number of period features typical of the era and is arranged over three floors, with the added advantage of a potentially convertible basement, subject to the usual consents. The overall floor area extends to approximately 2,400 sq ft.

Externally, the property benefits from a communal rear garden, off-road gravel parking for three vehicles, and on-street residents' permit parking.

There is clear scope to enhance the property either through refurbishment in its existing format or by reinstating it as a single family dwelling. Properties of this scale, location, and flexibility are rarely available on the open market.

Further Information:

Tenure: Freehold

Services: Mains electricity, water and drainage. Electric heating.

Local Authority: Cheltenham Borough Council

Council Tax Bands:

Flat 1: B

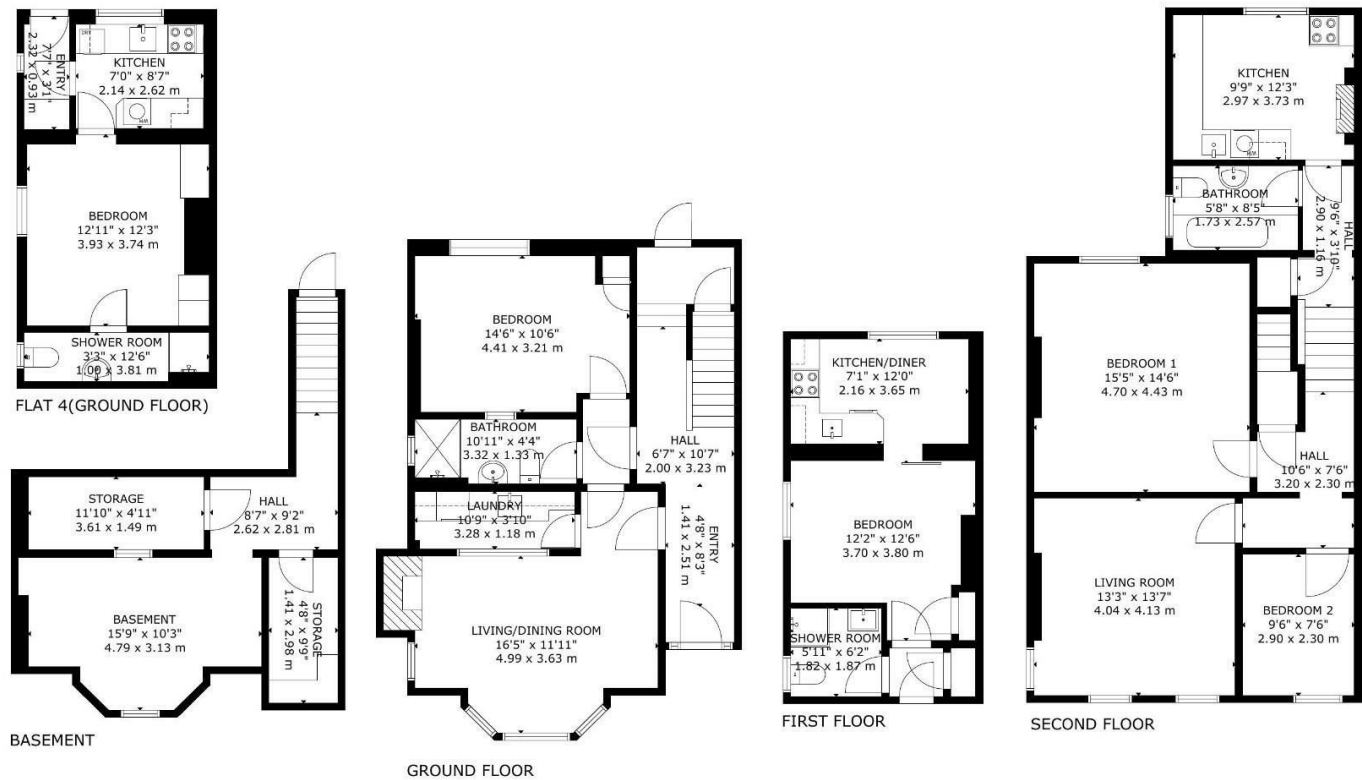
Flat 2: A

Flat 3: A

Flat 4: A



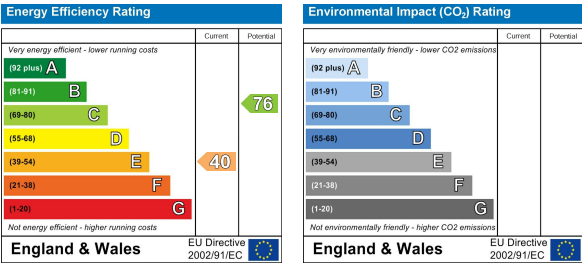
Floor Plan



GROSS INTERNAL AREA
TOTAL: 223 m²/2394 sq.ft
BASEMENT: 31 m²/335 sq.ft, GROUND FLOOR: 60 m²/646 sq.ft
FLAT 4(GROUND FLOOR): 27 m²/290 sq.ft, FIRST FLOOR: 28 m²/296 sq.ft, SECOND FLOOR: 77 m²/827 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Area Map



Viewing

Please contact us on 01242 514 285 if you wish to arrange a viewing appointment for this property or require further information.

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