



**2 CLARENCE ROAD**  
CHELTENHAM GL52 2AY



## A FANTASTIC GRADE II LISTED TOWN HOUSE.

Clarence Road is a beautifully proportioned town house with flexible accommodation over three floors. Situated close to Pittville Park and the town centre.



Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Ground rent: £50 per annum

Guide Price: £650,000



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The house features stunning period features throughout to include bespoke period fireplaces, sash hung windows, detailed cornicing and ceiling roses. This charming property features a welcoming reception hall which gives access to two stunning reception rooms to the right of the hall and a modern kitchen to the rear with access to a courtyard garden.





Upstairs, there is a modern family bathroom to the rear which is both light and spacious. Two generous bedrooms with high ceilings and period features. The principal bedroom located to the front of the house is a fantastic size with built in storage and two large sash windows to the front. The second floor features a further third bedroom which makes an excellent guest room to the rear of the house.

Outside there is access to a courtyard which is both private and allows access to the rear of the house. The location is super convenient for central Cheltenham with an array of convenience stores available across the road from the house and access directly to Pittville Park. Permit parking.





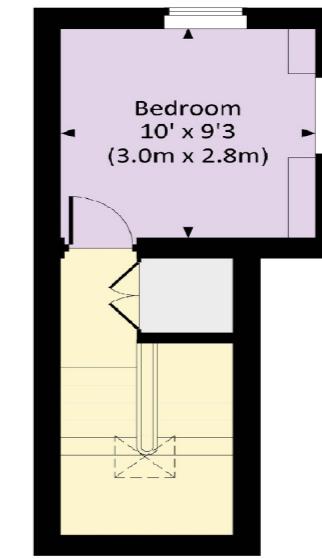
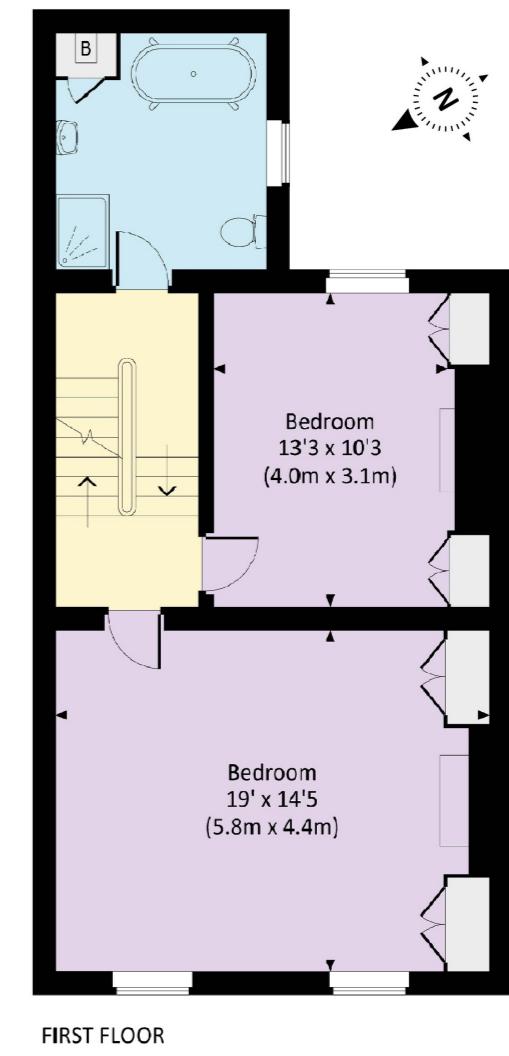
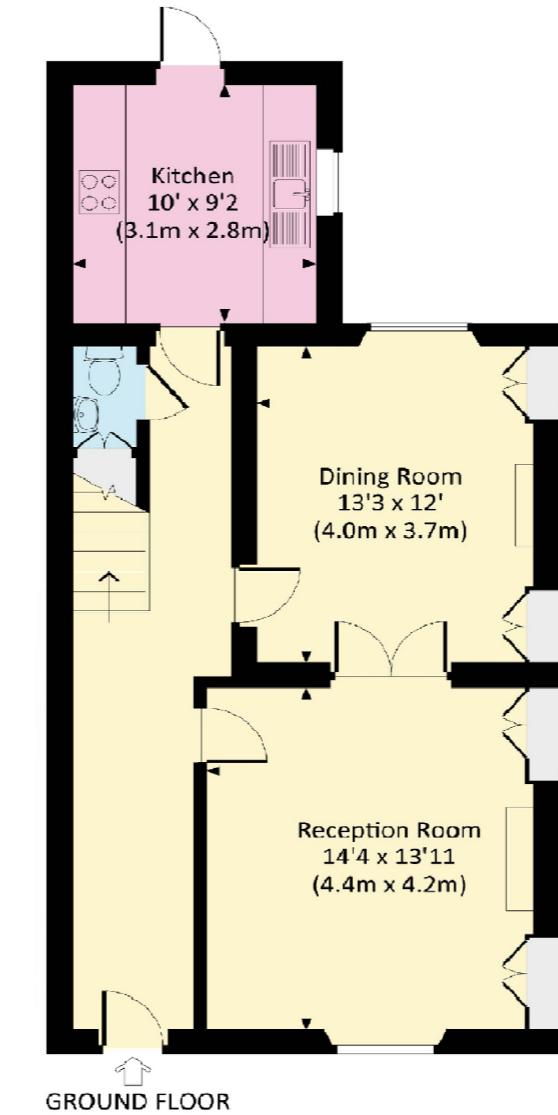
## LOCATION

Clarence Road sits at the southern gateway to Pittville, one of Cheltenham's most elegant and historic areas, known for its Georgian and Regency architecture. Everyday amenities—including convenience stores, cafés, a chemist and hairstylists—are close by, with the town centre, Promenade and Montpellier all within a short walk.

Pittville Park and the Pump Room are nearby, and Cheltenham Racecourse is around a fifteen-minute walk. The area is well served by excellent schools, including Cheltenham College, Cheltenham Ladies' College and Dean Close.

Transport links are strong, with easy access to the M5, A419, A40 and regular train services to London and major cities from Cheltenham Spa, Kemble and Swindon.





Approx. gross internal area: 1482 Sq Ft. / 137.7 Sq M.

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
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