





Bath Road

Cheltenham

**** NO ONWARD CHAIN **** Flexible 3/4 bed terraced home with private garden, modern kitchen, versatile basement for income or workspace, permit parking, near amenities and transport. Ideal for families or investors.

Council Tax band: C

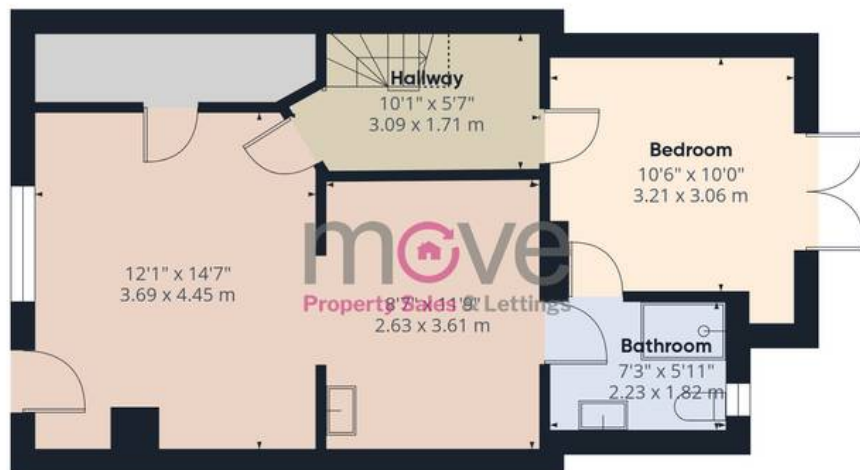
Tenure: Freehold

EPC Energy Efficiency Rating: D

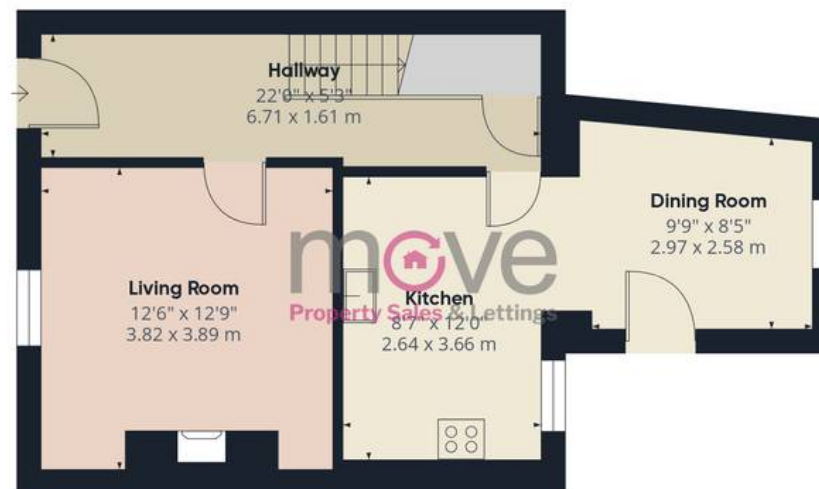
EPC Environmental Impact Rating: D

- Versatile Terraced House with Flexible Accommodation
- NO ONWARD CHAIN
- Excellent Income Potential Front Basement Level with Business or Annexe
- Three Well-Proportioned Bedrooms Upstairs
- Potential for Four Bedrooms or Multiple Reception/Office Spaces
- Spacious Sitting Room With Flexible Living Options
- Modern Open-Plan Kitchen/Dining Room
- Renovated Bathroom with Separate Bath and Shower
- Private Rear Garden
- Sought-After Location on Bath Road Close to Amenities, Schools, and Transport Links

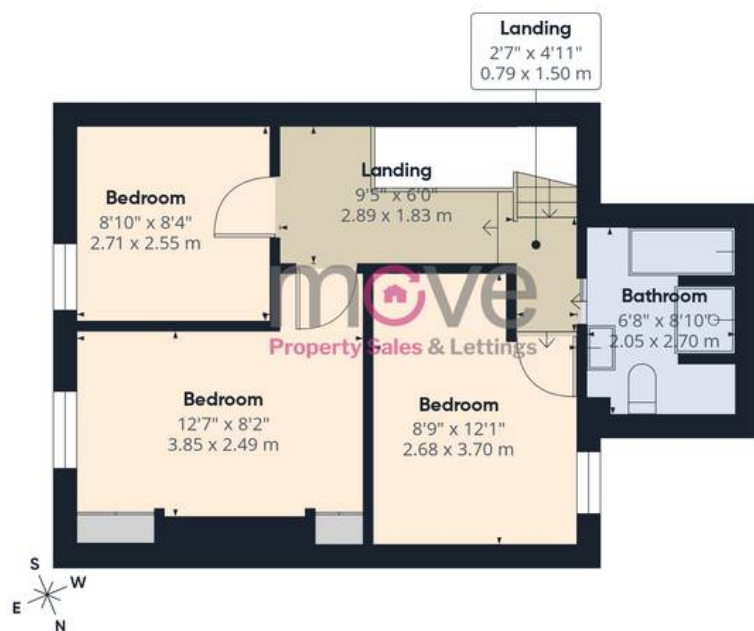




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

1404 ft²

130.4 m²

Reduced headroom

6 ft²

0.6 m²

(1) Excluding balconies and terraces

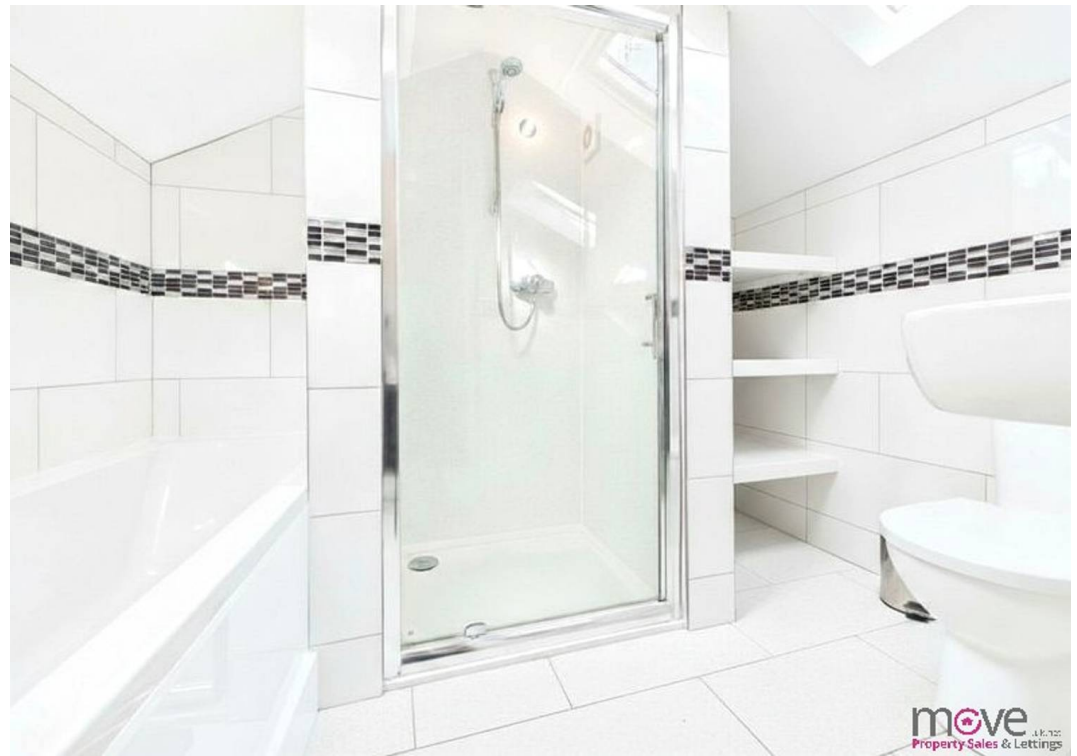
Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







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