



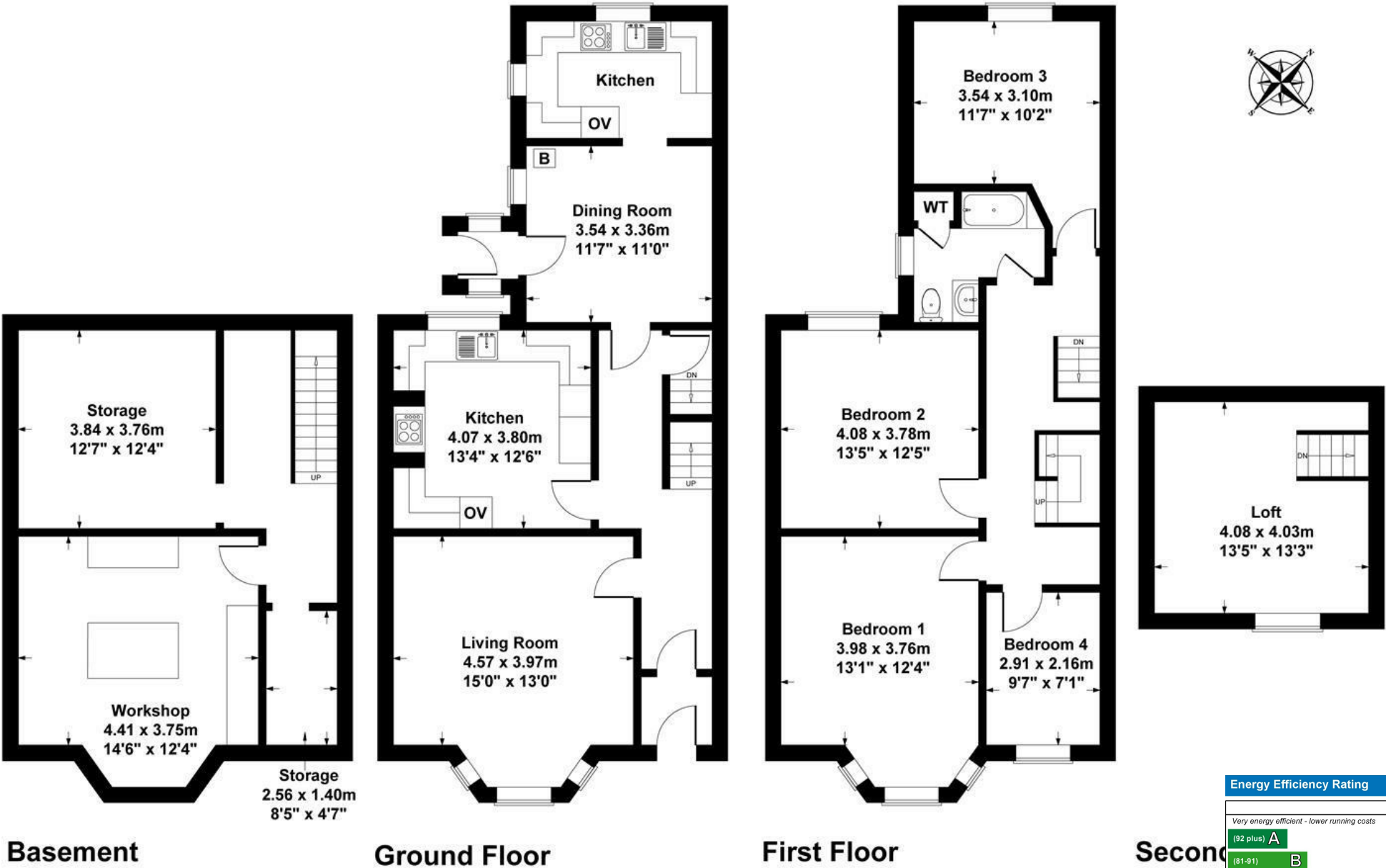
**FOR SALE BY INFORMAL TENDER**  
**CLOSING DATE**  
**30th September 2026**

**213 GLOUCESTER ROAD**  
**CHELTENHAM**  
**GL51 8NJ**

**GUIDE PRICE - £425,000**

**FREEHOLD**

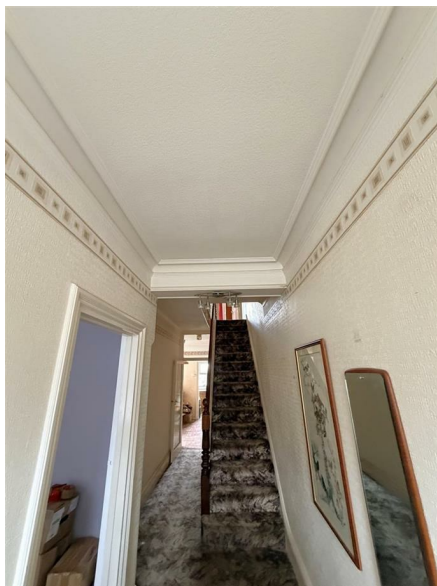
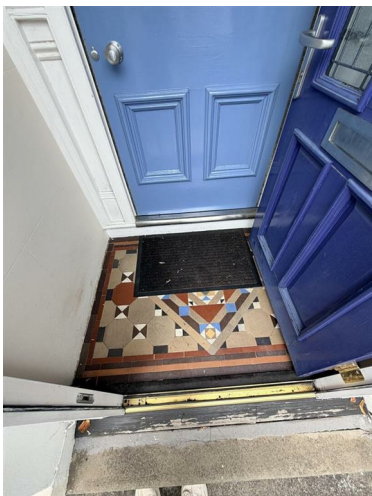
Approximate Gross Internal Area  
Main House - 208 sq. metres (2239 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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





## FOR SALE BE INFORMAL TENDER - Closing Date - 30th September 2026

### OPEN VIEWINGS:-

15/9/26 between 1 and 2 pm

18/9/26 between 4 and 5 pm

22/9/26 between 9.30 and 10.30

25/9/26 between 4 and 5 pm

29/9/26 between 9.30 and 10.30

A fantastic opportunity to acquire this period semi detached house, IN NEED OF COMPLETE MODERNISATION and ripe for creating a beautiful, spacious and characterful home.

The property retains many charming period features including cornicing, high ceilings, a feature fireplace in the living room, decorative tiling to the approach path and porch, and attractive exterior mouldings. There are also double glazed windows sympathetic to the era of the property and gas central heating. Of particular note is the long rear garden and shared driveway (approximately 2.2m wide) leading to parking, a garage and a carport.

The accommodation is currently arranged as follows:

Ground Floor: Entrance porch, entrance hall, living room, kitchen/dining room, separate breakfast room, and a further kitchen/utility. From the hallway, steps lead down to the basement.

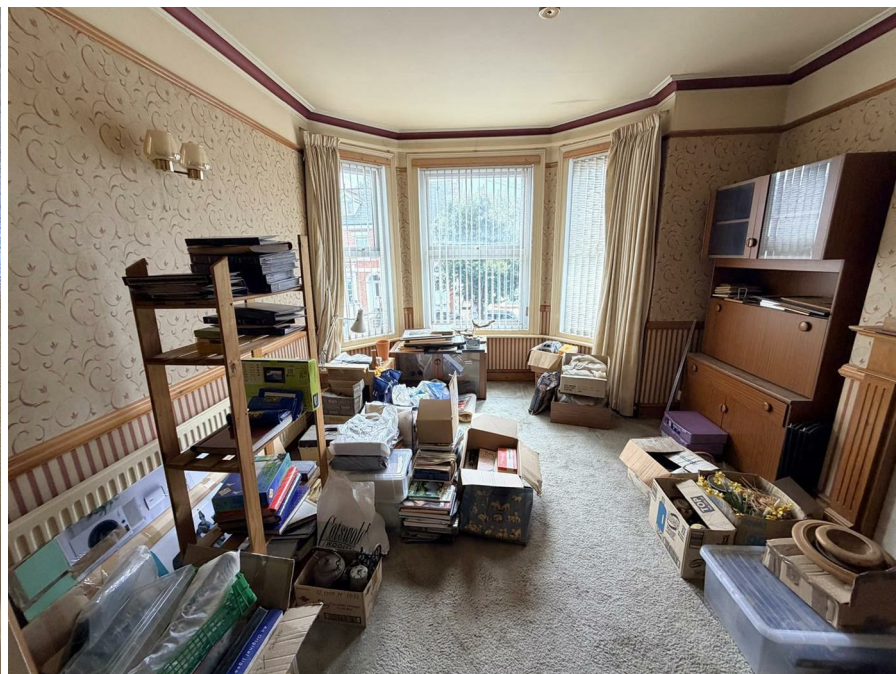
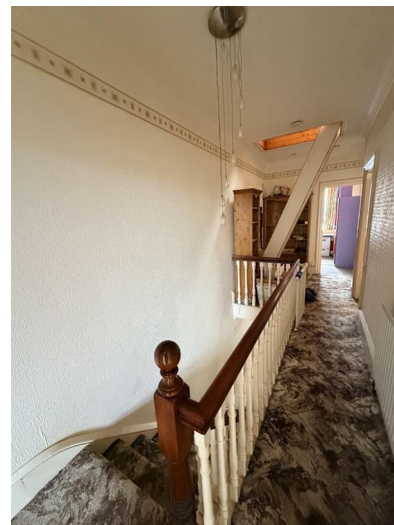
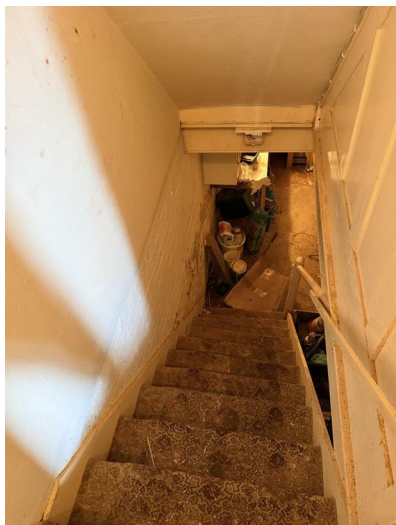
Basement: Good head height with three storage rooms.

First Floor: Four bedrooms (three doubles and one single) together with a family bathroom.

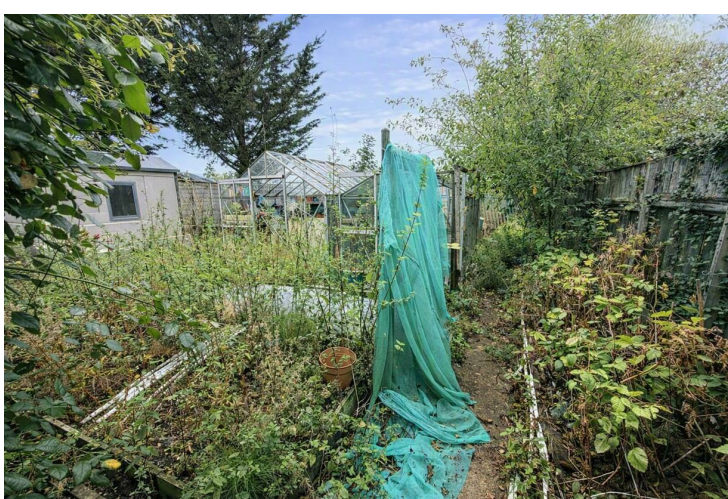
There is also a space saving fixed ladder/staircase leading to a loft storage room (not compliant with current building regulations).

Stepping out into the rear garden, there is an external WC/storage, a semi detached garage, and a large covered carport. A gate leads into the main garden which, although requiring landscaping, gives the impression of being far removed from the bustling Gloucester Road and the railway cutting at the very rear. The garden features mature shrubs, bushes, trees and roses, along with a large ornamental fishpond, greenhouse, and garden sheds.



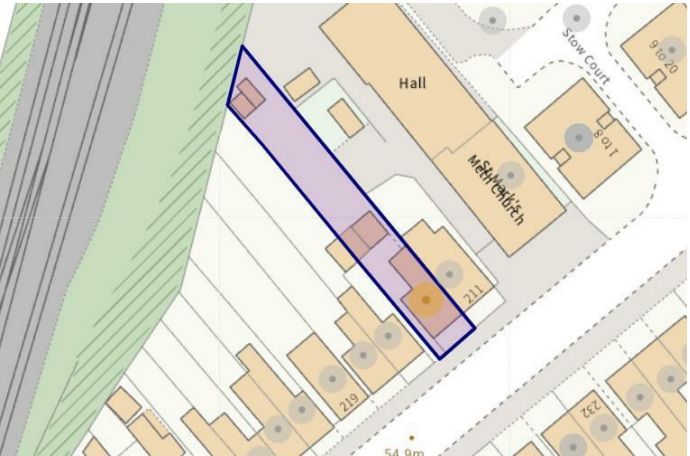








|                                   |                                      |               |                     |
|-----------------------------------|--------------------------------------|---------------|---------------------|
| Local Authority                   | Gloucestershire                      | Council Tax   | Band: D             |
|                                   |                                      | Annual Price: | £2,370              |
| Conservation Area                 | No                                   | Flood Risk    | Very low            |
| Floor Area                        | 0 ft <sup>2</sup> / 0 m <sup>2</sup> | Plot Size     | 0.11 Acres          |
| Mobile Coverage                   | EE<br>Vodafone<br>Three<br>O2        | Broadband     | Basic<br>Ultrafast  |
|                                   | ●<br>●<br>●<br>●                     |               | 6 Mbps<br>5500 Mbps |
| Satellite / Fibre TV Availability | BT<br>Sky<br>Virgin                  |               | ✓<br>✓<br>✓         |



Cheltenham Spa Railway Station, located in Queens Road, serves as a key transport hub linking the town to major cities including London, Birmingham, Manchester, and Cardiff. Operated by Great Western Railway (GWR) and CrossCountry, it offers direct services along the Bristol–Birmingham Main Line and long-distance routes to destinations such as London Paddington, Bristol Temple Meads, Manchester Piccadilly, and Cardiff Central.

Just a short walk from the station, you'll find the recently refurbished Steam & Whistle—home to Dom Joly's Speakeasy—as well as the popular Deya Brewery and Tap Room, and a convenient Tesco Express.

Cheltenham's town centre, Montpellier, and The Promenade are all within a mile to a mile and a half, offering a vibrant mix of shopping and dining. Highlights include the High Street's John Lewis flagship store, the Regent Arcade, and a wide selection of boutiques, cafés, and restaurants—including six Michelin-starred establishments and the ever-popular Ivy.

Cheltenham is celebrated for its rich cultural calendar, hosting renowned events such as the Literature Festival, Jazz Festival, Science Festival, and Food & Drink Festival. Many of these take place in the historic Town Hall, the beautifully landscaped Montpellier Gardens, and the recently restored Everyman Theatre.

The town is also home to the prestigious Cheltenham Gold Cup Festival at Prestbury Park Racecourse. Adjacent to the racecourse is The Centaur, a versatile venue for live entertainment, including comedy shows, exhibitions, and recent events like the Snooker Finals.

For outdoor leisure, Pittville Park and the elegant Grade I Listed Pittville Pump Room are located just half a mile from both the town centre and the racecourse, offering scenic green space and cultural charm.

All information subject to legal confirmation

**Important Notice:** SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

**Money laundering regulations:** Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



## **NOTES FOR OFFERING BY INFORMAL TENDER/BEST & FINAL OFFERS**

**CLOSING DATE 5 pm - WEDNESDAY 30<sup>th</sup> SEPTEMBER 2026**

All offers to be received in writing on or before the above date and time.

It is important that your offer letter is headed "subject to contract"

It must include the following:-

1. Your buying position i.e. :-

Do you need to sell a property or can you proceed without selling a property or perhaps you do not have a property to sell?

2) Financial arrangements i.e. :-

Do you require a mortgage, if so how much and with which lender and who is your financial adviser?

Do you have cash in the bank and can you provide proof of funds?

3. Who is your solicitor – (full contact details please)?

4. Are you having a survey, if so, who is carrying out the survey for you?

5. Your full contact details.

Please note the Sellers are under no obligation to accept  
any offer whatsoever