



**move**  
Property Sales & Lettings

The Park, Cheltenham  
£645,000



## The Park

Cheltenham

Modern four-bedroom townhouse in a prime Cheltenham cul-de-sac. Three floors, en-suite, garden, garage, parking, no onward chain. Close to Tivoli, Montpellier, Bath Road, and town centre. Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Four-Bedroom Modern Townhouse Split Over Three Floors
- NO ONWARD CHAIN
- Versatile Living Accommodation Including Dining/family Room and First-Floor Living Room
- Bournside and St James School Within Walking Distance
- Modern Kitchen/Breakfast room with French Doors to the Garden
- Well-Presented Throughout with Excellent Storage and Natural Light
- En-Suite Shower Room plus Family Bathroom
- En Bloc Garage and Allocated Parking
- Enclosed Low Maintenance Rear Garden
- Close to Tivoli, Montpellier, Bath Road and Cheltenham Town Centre



Floor 0



Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

1363 ft<sup>2</sup>

126.5 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360







## Move Estate Agents Cheltenham

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