



Ash Cottage, Dunalley Parade, Cheltenham GL50 4LS

£190,000

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Ash Cottage is situated in the ever-popular St Pauls area, this attractive one-bedroom end of terrace house enjoys a superb location within easy reach of Cheltenham town centre and the open green spaces of Pittville Park.

The property is entered into a bright and inviting sitting room, featuring a character fireplace that creates a cosy focal point. From here, the accommodation flows into a well-designed kitchen/dining room, fitted with a range of modern units, integrated appliances and complemented by a skylight that fills the space with natural light. The ground floor also benefits from a contemporary shower room finished to a clean, modern standard.

Upstairs, the first floor is dedicated to a generous double bedroom, offering excellent space for furniture alongside useful built-in storage.

To the rear, the property enjoys a private enclosed south facing courtyard garden, perfect for outdoor dining, entertaining or low maintenance relaxation.

Dunalley Parade is ideally placed for those seeking convenience and lifestyle, with Cheltenham town centre close at hand, Pittville Park just a short stroll away, and excellent transport links nearby. This property would make an ideal first-time purchase, investment opportunity or charming pied-à-terre.

Council Tax: A



Approximate Gross Internal Area 508 sq ft - 47 sq m

Ground Floor Area 355 sq ft - 33 sq m

First Floor Area 153 sq ft - 14 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Park Plan Ltd ensures the highest level of accuracy, it is not responsible for any errors or omissions. Measurements are approximate and no liability is taken for any error or omission. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as the basis of valuation.



- Attractive one bedroom end of terrace house
- Moments from Cheltenham town centre
- Bright and welcoming sitting room with feature fireplace
- Stylish kitchen dining room
- Contemporary ground floor shower room
- Generous double bedroom with built in storage
- Private South Facing Courtyard
- Ideal first time buy, investment, or lock-up and leave property
- On Street Permit Parking
- Pittville Park within easy walking distance

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC