



ROSS BURBIDGE

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# Marle Hill Parade, St. Pauls, Cheltenham, GL50

£385,000

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Please Quote: RB1393- Ross Burbidge. A beautifully presented period townhouse, ideally located just a short stroll from Pittville Park and within easy reach of the town centre, offering an excellent balance of character, space, and versatility.

This substantial and highly desirable home provides generous accommodation arranged over three floors. The welcoming entrance hall immediately sets the tone, leading through to a comfortable living room and an impressive open-plan kitchen/dining area, perfectly suited to both everyday living and entertaining. The ground floor also benefits from a well-appointed shower room and a useful lean-to, adding valuable practical space.

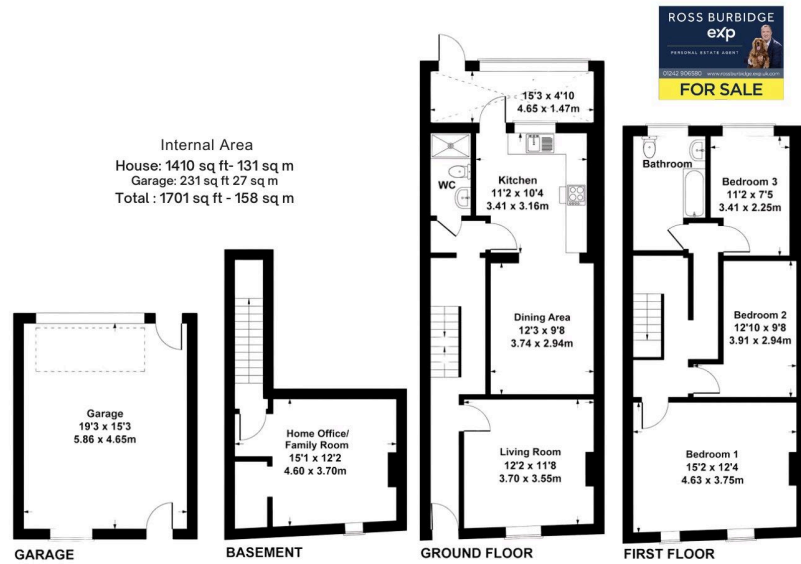
The lower ground floor offers a highly flexible additional area, currently utilised as a home office/family room, making it ideal for modern working-from-home requirements or as an additional recreational space.

Upstairs, the property continues to impress with three well-proportioned bedrooms and a stylish, thoughtfully designed family bathroom. Each room enjoys an abundance of natural light and retains the excellent proportions typical of a period home.

Externally, the property boasts a generous rear garden, providing a rare and appealing outdoor retreat for such a central location. A garage, accessed via Wellesley Road, further enhances the home, offering excellent convenience for parking and storage.

Further benefits include gas central heating, double glazing throughout, and the significant advantage of no onward chain, ensuring a smooth and straightforward purchase.





- Three/Four Bedroom Terraced Property
- No Onward Chain
- Adaptable Property
- Walking Distance To Town Centre
- Gas Heating
- Please Quote: RB1393- Ross Burbidge
- Current HMO Licence
- Garage To Rear
- Popular Location Centre
- Permit Parking

