



Hales Road, Cheltenham, GL52
£525,000

**ADAM
HALLIWELL**
property

exp UK

Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

A characterful three-bedroom terraced house in an established Cheltenham location, arranged over several levels with a self-contained one bedroom basement flat, an open-plan kitchen/dining area, rear garden, workshop and residents' permit parking, all within walking distance of the high street and local amenities.

- Three bedrooms in main house
- One bedroom self-contained basement flat or annexe
- Bright open-plan living and dining
- Period character with high ceilings
- Modern kitchen with breakfast area
- Freestanding bath and separate shower
- Rear garden with lane access
- 10-minute walk to Cheltenham High Street
- Good transport links for commuters
- Resident parking permit parking



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HALLIWELL**
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This three bedroom terraced house is offered for sale in and provides flexible accommodation arranged over several levels, including a separate basement flat. Situated in Cheltenham, it benefits from an urban setting with local amenities close by and is approximately a 10-minute walk from the high street.

The main house retains period character, including generous ceiling heights, and incorporates three reception rooms. The principal living space is open-plan with large windows, creating a bright central space for everyday use. An adjoining dining room also features a large window, a fireplace and a garden outlook, providing a pleasant setting for meals and entertaining.

The main kitchen is open-plan and benefits from good natural light, with a breakfast area offering space for informal dining. This layout supports modern family living.

There are three bedrooms in the main part of the house. Two are doubles, one of which includes built-in wardrobes for convenient storage. The third bedroom is a single, suitable for a child's room, guest room or study. The principal bathroom serves these rooms and is appointed with a free-standing bath, separate shower cubicle and built-in storage.

A key feature of this property is the separate basement flat, which offers a self-contained annexe option for a relative, guests or those seeking flexible accommodation. It also offers the options for short- or long-term rental with its own separate front and back doors. The flat includes a double bedroom, a compact kitchen and its own living room, together with a shower room. This arrangement allows a good degree of independence while remaining part of the same property.

Outside, the house enjoys a garden to the rear, along with rear access via a lane and gate. There is also a workshop/shed, providing useful additional storage or hobby space. Residents' permit parking is available in the surrounding streets, subject to local authority terms.

The main property holds an EPC rating of C, and falls within Council Tax Band C, whilst the flat has a rating of A.

Cheltenham town centre is within easy reach, placing a range of shops, cafés, restaurants and cultural venues within convenient walking distance. Local parks and green spaces are also accessible around the town, offering opportunities for recreation.

Public transport links are readily available in Cheltenham, including local bus services connecting the town and surrounding areas. Cheltenham Spa railway station provides services towards locations such as Bristol, Birmingham and London, making the town a practical base for commuters as well as those





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Basement flat
Floor area 44.4 sq.m. (478 sq.ft.)



Ground Floor
Floor area 54.7 sq.m. (589 sq.ft.)



First Floor
Floor area 45.7 sq.m. (492 sq.ft.)

Total floor area: 144.7 sq.m. (1,558 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io