

115 St. Pauls Road, Cheltenham GL50 4DQ

Auction Guide £220,000

naylor powell

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• Sold by modern method of auction • Attractive three-bedroom property • Located in a sought-after and convenient central position • Private and enclosed rear garden • En-suite shower room to the master bedroom • Versatile conservatory providing additional living space • Within easy reach of the Town Centre, Pittville Park, and The Brewery Quarter • Excellent rental potential with an estimated income of around £1,500 per calendar month • Cheltenham Borough Council Tax Band B - £1,832.57 (2026/2027) • EPC rating C72

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Porch
Welcoming entrance porch with slate tile flooring, side aspect window, and a useful storage cupboard fitted with shelving.

Hall
Offers access to the living room and the staircase to the first floor, highlighted by a copper handrail and a slate-tiled floor.

Living Room
A generously sized space featuring a striking circular fireplace with an oak mantle, two modern vertical radiators, an under-stairs storage cupboard, and a front aspect window allowing natural light to flow through.

Kitchen/Breakfast Room
This charming traditional kitchen offers solid beech wood worktops with a Belfast sink, complemented by a range of floor and eye-level units providing ample storage. Integrated appliances include an electric oven, four-ring gas hob with extractor over, and a fridge. Finished with ceramic tile flooring and a solid beech wood breakfast/dining table. French doors open to the:

Conservatory
A versatile space with ceramic tile flooring, a Victorian-style radiator, and French doors leading to the rear garden. There is also a practical utility cupboard providing space and plumbing for a washing machine and tumble dryer.

WC
Fitted with ceramic tile flooring, WC, and wash hand basin.

First Floor Landing
Provides access to two bedrooms and the family bathroom.

Second Bedroom
A bright front aspect room featuring a period cast iron fireplace, radiator, and built-in cupboard housing the gas combination boiler.

Third Bedroom
Rear aspect window and radiator.

Bathroom
Beautifully appointed with a panelled bath, wash hand basin, tiled shower cubicle, WC, ceramic tiling, built-in storage, engineered oak flooring, and a rear aspect window.

On The Second Floor

Master Bedroom
Spacious, larger than average, and full of character, with a rear aspect window, radiator, and eaves storage. Door to:

En-suite Shower Room
A fully tiled 'wet room' with shower, wash hand basin, WC, and obscure rear aspect window.

Outside
To the front of the property, there is on-road permit parking and a part-brick, part-timber-enclosed area leading to the front door.
The rear garden is fully enclosed and features a gated rear access point. A full-width flagstone patio provides excellent outdoor dining space, complemented by a raised timber decking area with a pergola frame perfect for relaxing or entertaining.

Location
Ideally positioned for easy access to Pittville Park, The Brewery Quarter, and Cheltenham Leisure Centre, this superb home combines convenience, character, and modern living. Known as the gateway to the Cotswolds, Cheltenham is celebrated for its vibrant calendar of festivals from the world-famous National Hunt Festival to acclaimed music, drama, science, food, and jazz events. The town offers an extensive range of modern shopping facilities, as well as a wealth of recreational and cultural amenities, including golf courses, a racecourse, theatres, and cinemas. Excellent transport connections via the M5 provide easy access to Bristol and Birmingham, while the mainline railway station offers regular services to London.

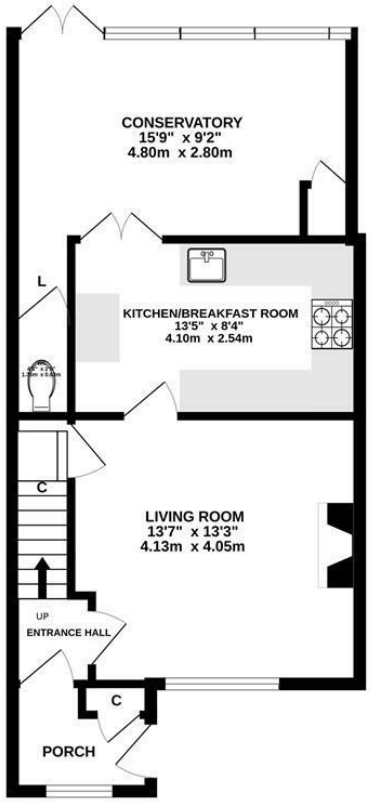
Material Information
Tenure: Freehold.
Council Tax Band: Tax Band B
Local Authority and Rates: Cheltenham Borough Council £1,832.57 (2026/2027)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Mains
Broadband speed: Standard 8 Mbps, Ultrafast 1000 Mbps.
Mobile phone coverage: EE (Limited) O2 (Likely) Vodafone (Limited) and Three (Limited)

Auction information

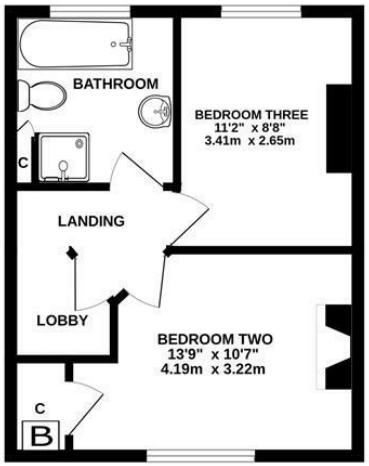




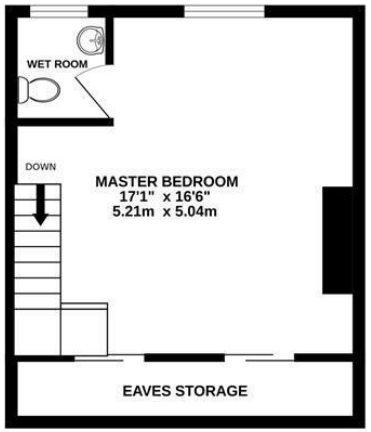
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



2ND FLOOR
306 sq.ft. (28.4 sq.m.) approx.



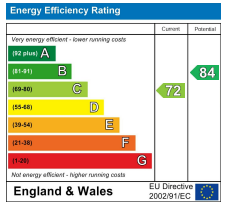
TOTAL FLOOR AREA : 1149 sq.ft. (106.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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