

HUNTERS[®]

HERE TO GET *you* THERE

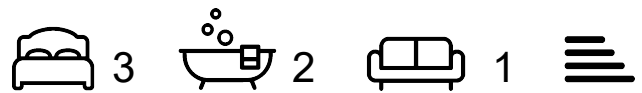


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East Approach Drive

Cheltenham, GL52 3JE

£495,000



Council Tax: E



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Hunters Estate Agents are proud to present this immaculate and beautifully maintained three story four bedroom/two-bathroom town house located on the edge of the famous Pittville Park, complete with a very private south facing rear garden, garage and allocated parking.

This fine home is a credit to the current owner who has invested a considerable amount of time and expense into this creating this tastefully modernised contemporary home with very adaptable accommodation, which includes the following:

The property is set back behind its own fore-garden with a canopied porch leading to the entrance hall. The recently refitted kitchen leads to an inner hallway with a guest cloakroom/wc and a utility storage cupboard. At the rear there is a lovely bright and cheerful living room/dining room with windows and door to the rear garden. Stairs lead to the first floor with the main bedroom with en-suite shower room off. At the rear of the first floor is a room that could be used as a second reception room or bedroom two. On the top floor there are two more double bedrooms serviced by a newly fitted bathroom suite.

Outside, the property continues to impress with a sunny disposition being south facing at the rear with a high degree of privacy. The additional benefit of a private garage and an additional off road parking space is a rare asset this close to the town centre.

With the famous Grade I listed Pittville Pump Rooms and Pittville Park as neighbours, the location of this lovely property is truly unbeatable. Pittville Park is the largest park in Cheltenham boasting of an ornamental boating lake with elegant bridges and recreation area dating back to 1825. The park is grade II listing under the English Heritage register of historic parks and gardens. In 2016 it was awarded Green Flag and Green Heritage Site status and is the only park in Gloucestershire to hold the prestigious Green Heritage award.

All viewings are by appointment only.

- **A Beautiful Four Double Bedroom / Two Bathroom Town House**
- **New Family Bathroom Suite and Refurbished En-Suite**
- **Garage and Permit Parking**
- **One Minute Walk to Pittville Park (Googlemaps)**
- **Council Tax Band E | Energy Rating tbc**
- **Modern Fitted Kitchen (circa 2020)**
- **South Facing Rear Garden**
- **Immaculate Condition**
- **Close to all of Cheltenham's Fabulous Amenities**
- **Tenure - Freehold**

Living Room / Dining Room
15'6" x 11'10" (4.73 x 3.62)

Kitchen
12'5" x 8'3" (3.80 x 2.54)

WC
2'10" x 6'8" (0.88 x 2.04)

Utility Room
2'9" x 3'10" (0.85 x 1.18)

Bedroom One
11'6" x 12'2" (3.51 x 3.71)

En-Suite
3'8" x 6'2" (1.12 x 1.88)

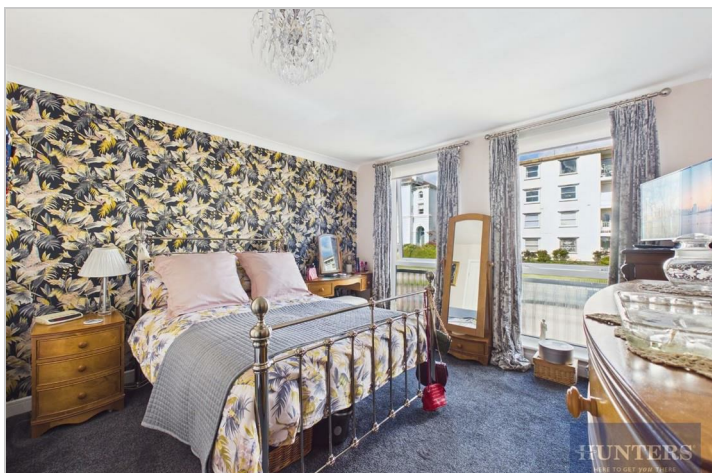
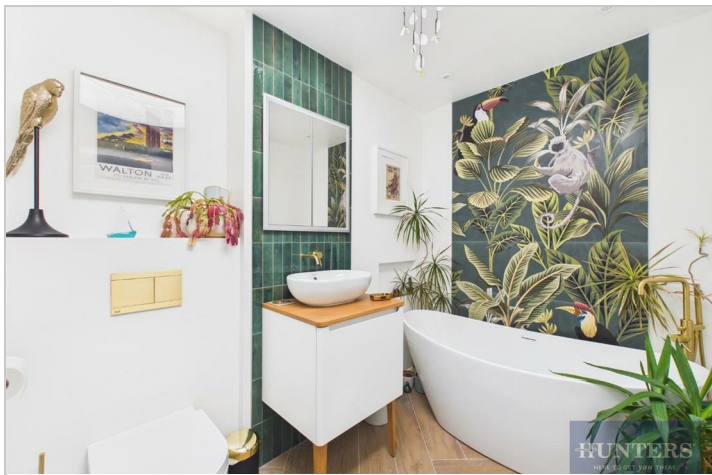
Bedroom Two / 2nd Reception
15'5" x 11'11" (4.72 x 3.64)

Bedroom Three
13'2" x 11'11" (4.02 x 3.65)

Bedroom Four
8'9" x 12'0" (2.69 x 3.67)

Bathroom
5'10" x 8'3" (1.79 x 2.54)

Garage
17'9" x 8'2" (5.42 x 2.51)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

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

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.