



P Mon - Fri  
9 am - 3 pm  
Permit  
holders £2.50  
or  
4 hrs  
No return  
within 4 hrs

nine



**move**  
Property Sales & Lettings

Brighton Road, Cheltenham  
£475,000



## Brighton Road

Cheltenham

Characterful 3-bed Cheltenham home with garden, dining & sitting rooms, basement bedroom, and great transport links. Close to schools, amenities, countryside, and Cheltenham's vibrant festivals

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Three Double Bedrooms
- Two Reception Rooms
- Characterful Period Features
- Nearby to Highly Rated Schools
- Mature Garden with Rear Access
- Close Proximity to Cheltenham Town Centre and Local Amenities
- Spacious Family Bathroom
- Versatile Basement Room and Storage Space
- Desirable and Quiet Location Off Hewlett Road
- Permit Parking Available





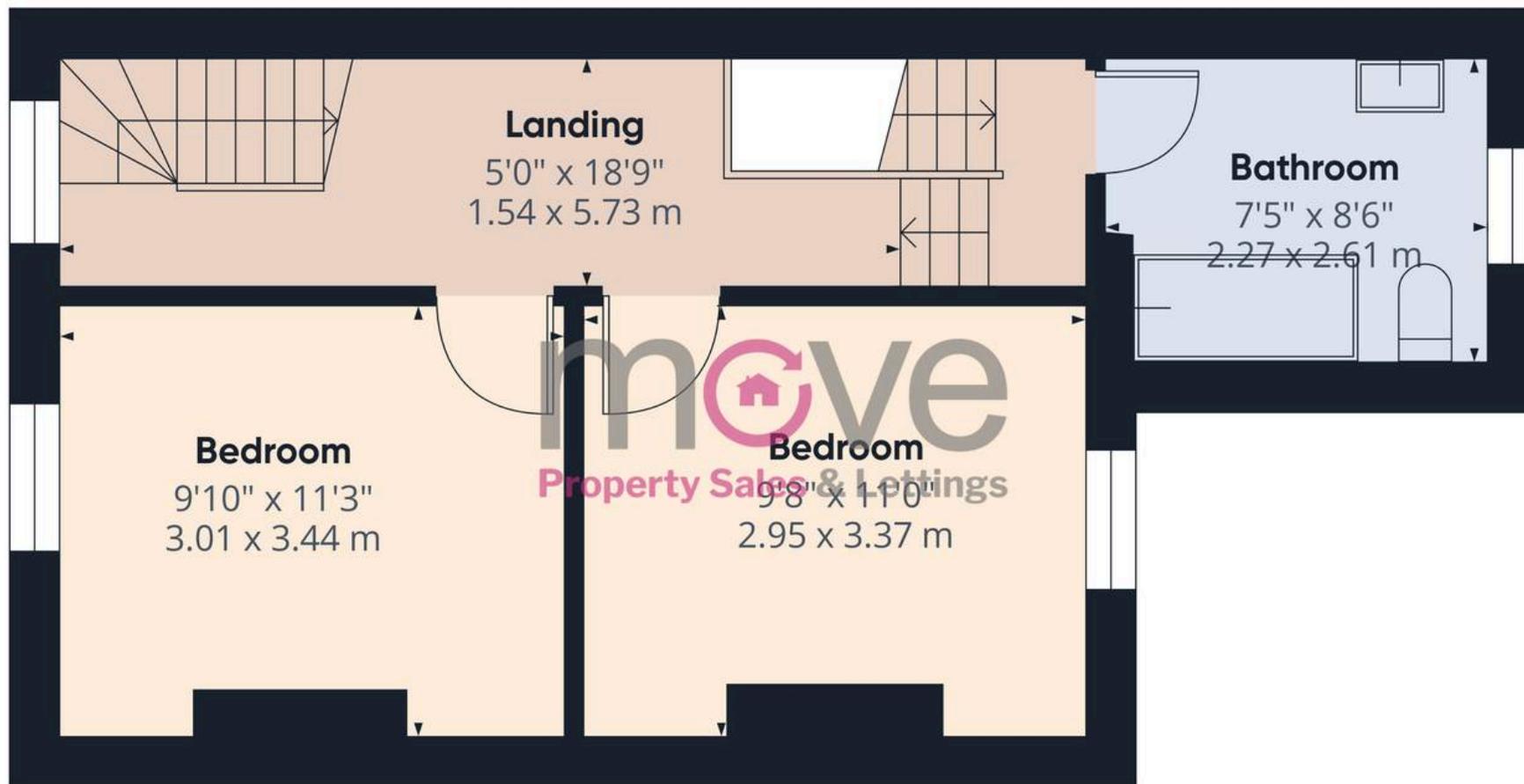
Approximate total area<sup>(1)</sup>

441 ft<sup>2</sup>  
40.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



**Approximate total area<sup>(1)</sup>**

379 ft<sup>2</sup>  
35.2 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

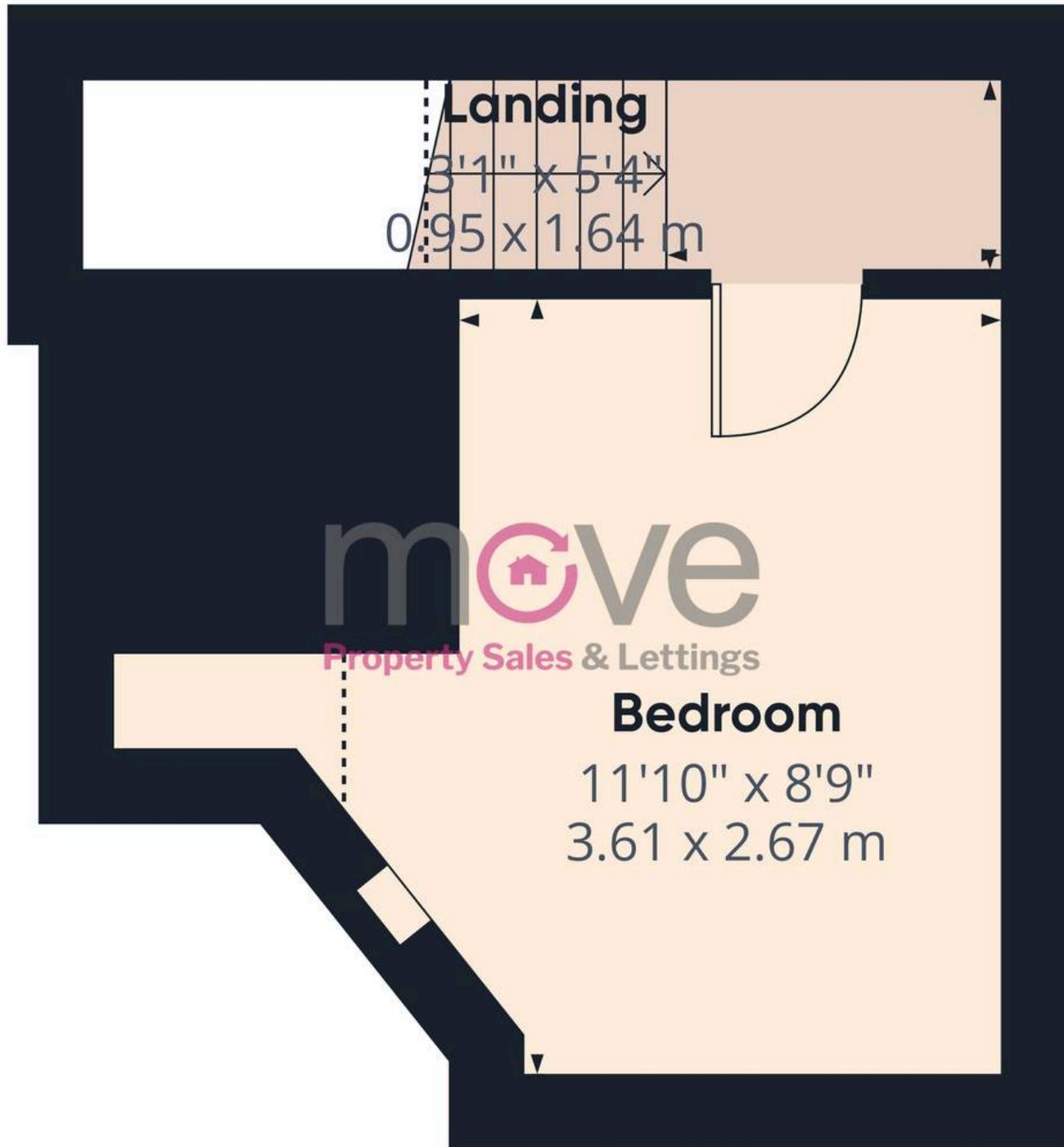
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



Floor 3

**Approximate total area<sup>(1)</sup>**

131 ft<sup>2</sup>

12.2 m<sup>2</sup>

**Reduced headroom**

8 ft<sup>2</sup>

0.8 m<sup>2</sup>

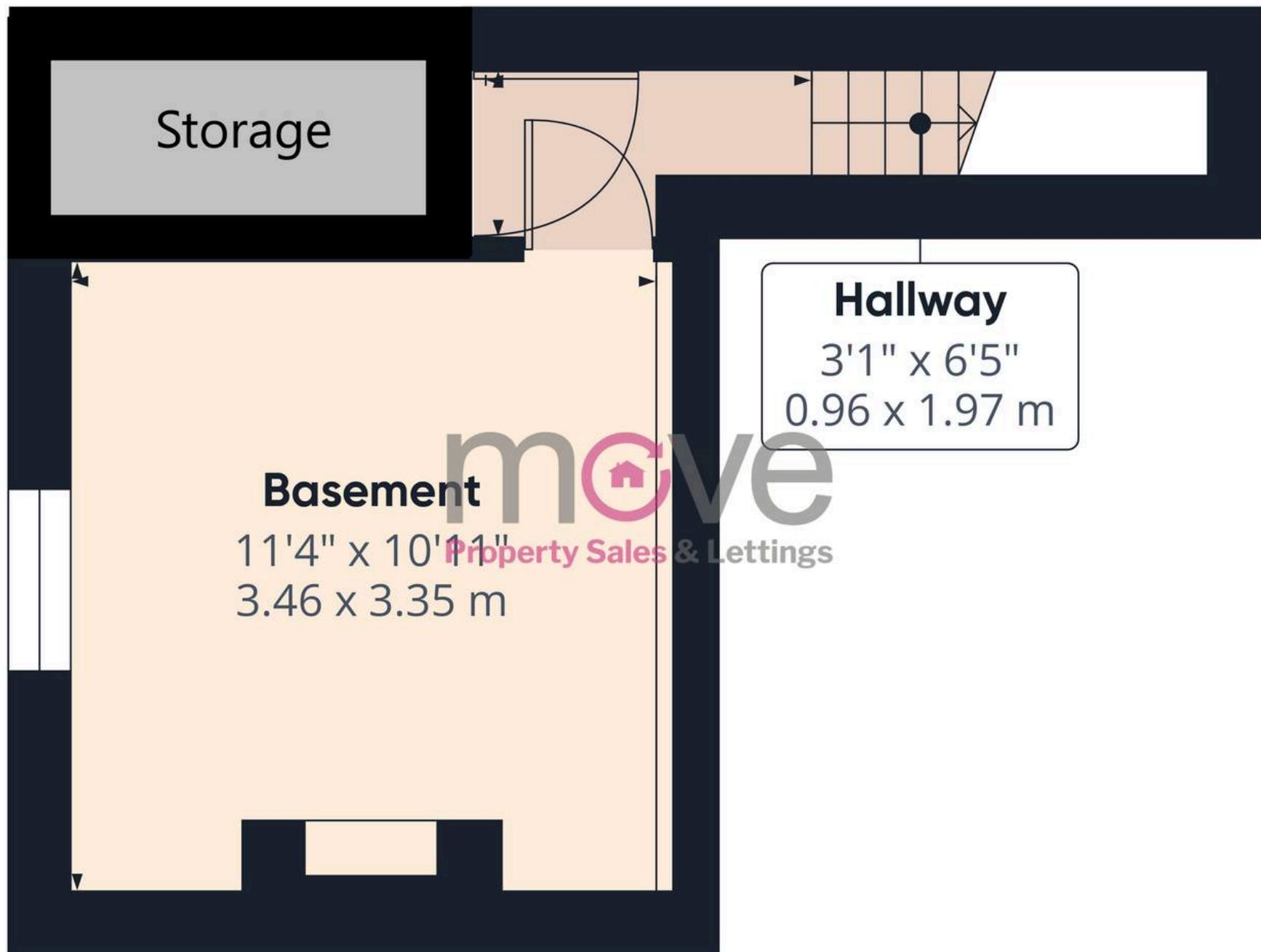
(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

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GIRAFFE 360



Storage

**Basement**  
11'4" x 10'11"  
3.46 x 3.35 m

**Hallway**  
3'1" x 6'5"  
0.96 x 1.97 m

Approximate total area<sup>(1)</sup>  
157 ft<sup>2</sup>  
14.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







## Move Estate Agents Cheltenham

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