



36 BATH PARADE

CHELTENHAM ♦ GLOUCESTERSHIRE ♦ GL53 7HU



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A BEAUTIFULLY PRESENTED RED BRICK SEMI-DETACHED PERIOD HOUSE, WITH LOVELY TWO STOREY ACCOMMODATION AND VIEWS ACROSS SANDFORD PARK

- ◆ Entrance porch ◆ entrance hall ◆ sitting room
- ◆ dining room ◆ kitchen ◆ cloakroom ◆ three bedrooms
- ◆ shower room ◆ enclosed rear garden
- ◆ detached garden office

No onward chain



SITUATION

Bath Parade is a fabulous location situated between Bath Road and College Road, bordering Sandford Park on the South side and is therefore only a few minutes walk to the town centre.

Cheltenham is famed as one of the most complete Regency towns in England and historically the original and most fashionable spa.

Less than a hundred miles from London it nestles beautifully between the Cotswold Hills and the Wye Valley, and is home to numerous prestigious schools including Cheltenham College, Cheltenham Ladies College, Dean Close and Pates Grammar which recently topped the national GCSE schools league table.

Now a highly sought after place to live (voted the number 1 place in the United Kingdom to bring up a family by the Telegraph early in 2015), the town is well known for its grand houses set amongst formal avenues and beautiful garden squares.

For those with a taste for the finer things in life, there are Michelin starred restaurants, numerous bars, stylish shops and salons aplenty. For art and history lovers there is The Wilson, Cheltenham's newly refurbished museum and art gallery, whilst Cheltenham also has a thriving cultural scene that includes two concert halls and three theatres. There are the numerous festivals such as The Wychwood Festival, the festivals of literature, science, food and drink and, perhaps the pinnacle for some, the jazz festival, which has historically

attracted such known performers as Van Morrison, Jamie Cullum and Jools Holland.

Undoubtedly for many more, the highlight of the year is the annual racing festival culminating with the Cheltenham Gold Cup, the blue riband event of the national hunt calendar, and an attraction that draws the public to the town year after year.

DESCRIPTION

36 Bath Parade is a beautifully presented semi-detached red brick period house in a great location close to the centre of Cheltenham. The accommodation is arranged over two floors with three double bedrooms on the first floor with a generous central shower room.

There are two separate reception rooms on the ground floor with a sitting room to the front, including a pretty box bay window, feature fireplace and inset cupboard to either side. The dining room includes a freestanding island (which is available to buy by separate negotiation), inset cupboards to either side of the chimney breast and double doors to the garden.

The kitchen is at the back of the house and is arranged as a wide galley kitchen with a comprehensive range of fitted cupboard and drawer units and a door in to the garden. From the hallway is a cloakroom.

The garden is fully enclosed and laid to hard landscaping for ease of maintenance with planting including a wonderful palm tree. In the garden is a fabulous detached versatile outbuilding that could be an office or summerhouse.

SERVICES: Mains water, electricity, gas and drainage. Gas fired central heating.

TENURE: Freehold.

LOCAL AUTHORITY: Cheltenham Borough Council.
Tel: 01242 262626.

ENERGY PERFORMANCE: A copy of the full Energy Performance Certificate is available upon request.

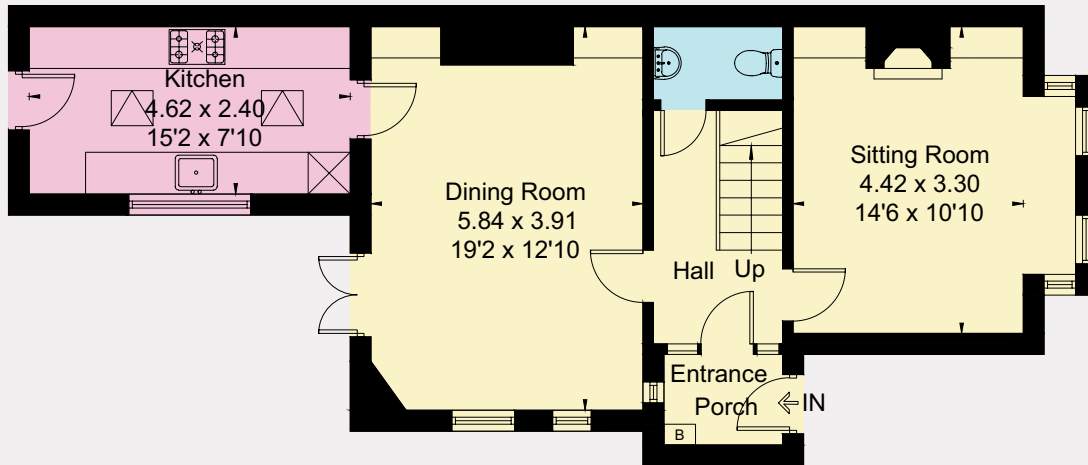
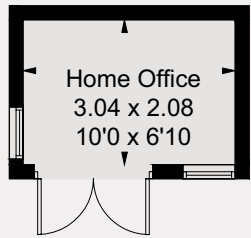
VIEWING

Strictly by appointment with Savills.

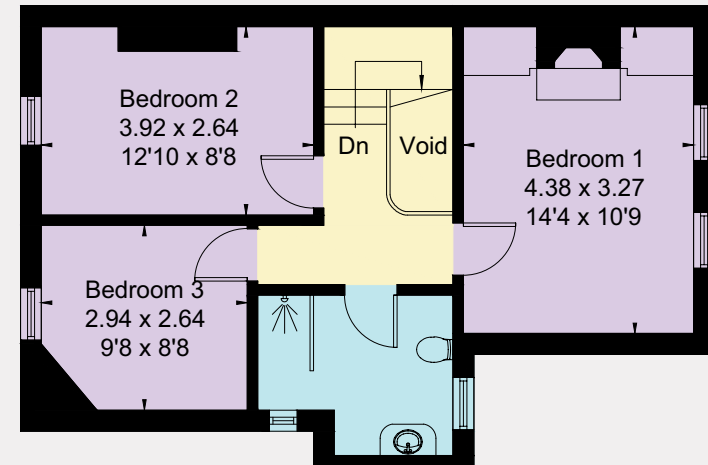


FLOORPLANS

Approximate IPMS2 Floor Area = 109.7 sq m / 1181 sq ft
 (Excluding Void)
 Limited Use Area = 0.9 sq m / 9 sq ft
Total = 110.5 sq m / 1190 sq ft



Ground Floor



First Floor



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