

Perry Bishop
and Chambers

the agent who keeps you informed

3 Sarah Siddons Walk

The Park, Cheltenham GL50 2LW



Versatile and spacious town house | Quiet no through road location |
Fitted kitchen/breakfast room | Airy L-shaped sitting/dining room | EPC C

£440,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

3 Sarah Siddons Walk

The Park, Cheltenham GL50 2LW



3/4 Bedrooms



3 Bathrooms



3 Receptions

A very well presented three/four bedroom town house in this highly sought after residential area within a short walk of a good primary and secondary school, shops, parks and Bath Road/The Suffolks.

Arranged over three floors its spacious, versatile, bright and airy accommodation has been recently upgraded and in brief comprises an entrance hall, guest bedroom/study which leads through to an attractive double glazed conservatory, cloak/shower room and a good sized utility room on the ground floor, with access to an enclosed garden, and a private and maintained communal garden with secure gated access.

Above there is a well-proportioned sitting room, dining room and a large kitchen/breakfast room with a range of built in appliances. On the second floor there are three further double bedrooms, an en-suite to the master bedroom, a

family bathroom and airing cupboard.

Additional benefits include an integral garage with an electronically operated roller door and personal door access from the hall, gas fired central heating, double glazing, gardens and off road parking.

Amenities

The property is located in what is generally termed The Park area, a looping road surrounding Cheltenham University. Less than a mile away is the Bath Road shopping area with extended opening hours in many shops.

Alternatively, exclusive shopping is available on Andover Road in nearby Tivoli. St Philip & St James church in Painswick Road, provides both faith and social events. Also the bus stop provides speedy access to Montpellier and the town centre.





Directions

From Cheltenham town centre proceed via Montpellier and Suffolk Square, straight onto Park Place. Some way along after the Ashford Road, turn right into The Park and continue over the mini island. Shortly afterwards turn right into Rowena Cade Avenue and then left into Arthur Bliss Gardens before a first right into Sarah Siddons Walk. The property will be found shortly on the left hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.



Local Authority

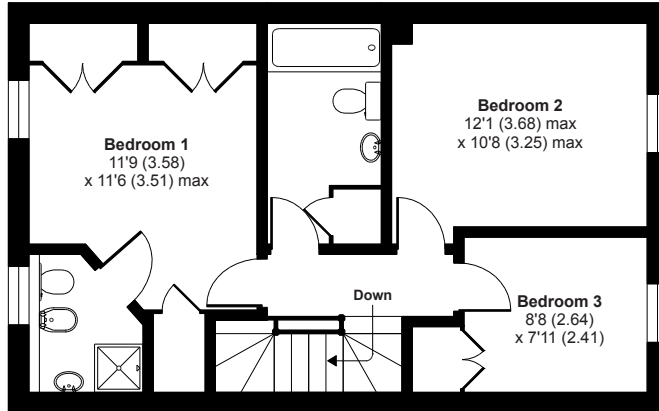
Cheltenham Borough Council

Ref: 71026002/25196

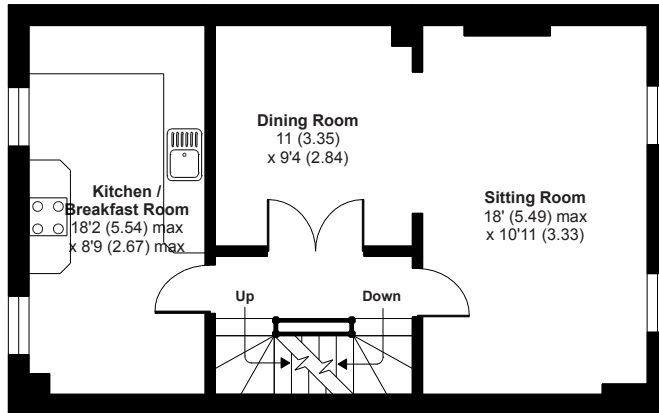
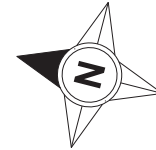


Sarah Siddons Walk, The Park, Cheltenham, GL50

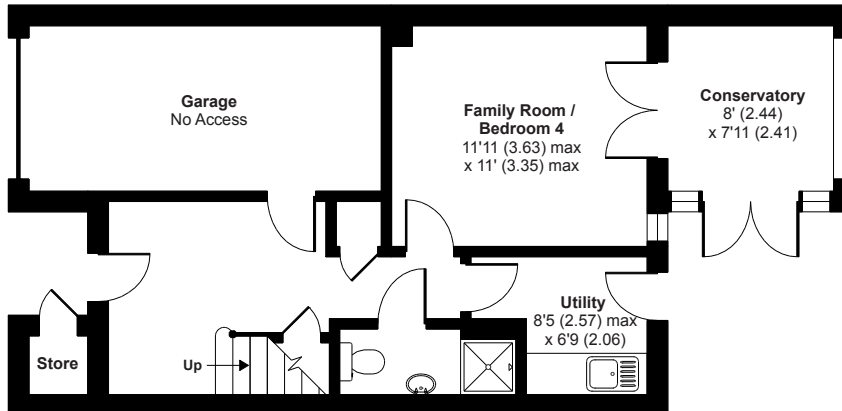
APPROX. GROSS INTERNAL FLOOR AREA 1481 SQ FT 137.6 SQ METRES (EXCLUDES GARAGE & STORE)



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Copyright nichecom.co.uk 2017 Produced for Perry Bishop & Chambers REF : 196444

1 Kew Place, Cheltenham, Gloucestershire, GL53 7NG
T: 01242 246980
E: cheltenham@perrybishop.co.uk

perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property.