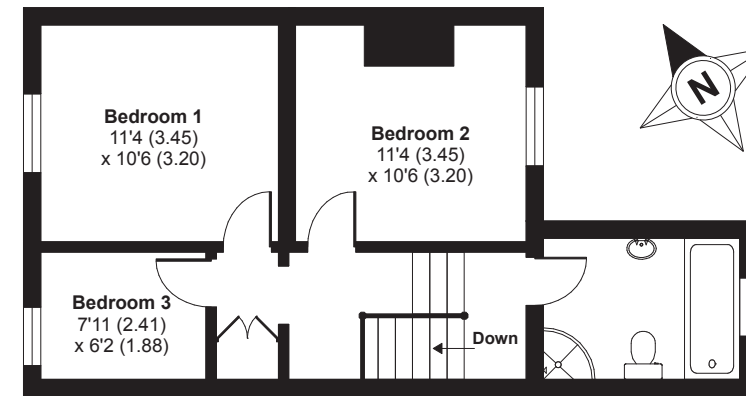


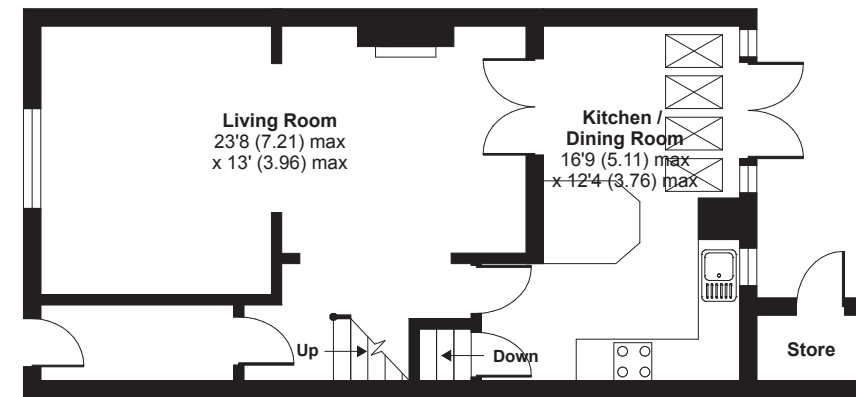


## Keynsham Road, Cheltenham, GL53

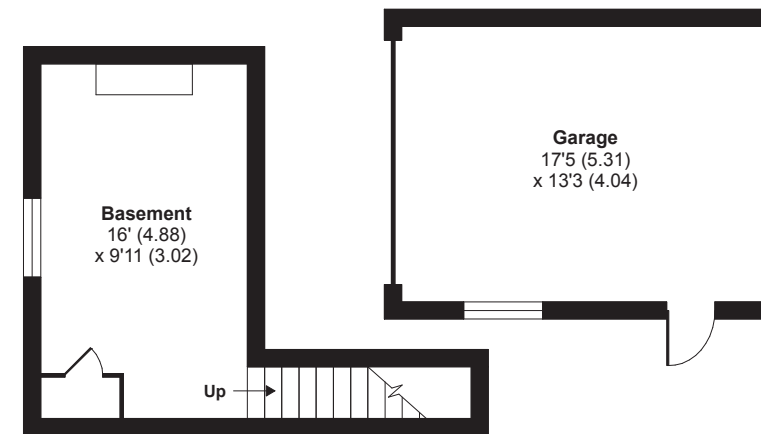
APPROX. GROSS INTERNAL FLOOR AREA 1485 SQ FT 138 SQ METRES (INCLUDES GARAGE & EXCLUDES STORE)



FIRST FLOOR



GROUND FLOOR



LOWER 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.

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**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.

**Perry Bishop**  
and Chambers

the agent who keeps you informed

## 78 Keynsham Road Cheltenham GL53 7PX



Charming period town house | Detached garage | 23ft open plan sitting room  
Large mature and private gardens | Character features | EPC E

**£490,000**

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

## 78 Keynsham Road Cheltenham GL53 7PX

 3 Bedrooms  1 Bathroom  2 Receptions

This is a beautifully presented three bedroom period townhouse ideally located close to the centre of Cheltenham within walking distance of Cheltenham General hospital, Sandford Park and an excellent range of local amenities and schools.

Offering a wealth of character features the accommodation is arranged over three floors and in brief comprises an entrance hall, a delightful 23ft open plan sitting room with attractive fireplace and double doors leading through to a rear kitchen/dining room with access into the garden and fitted with a range of units. To the lower ground floor there is a most useful guest room/study/playroom. To the first floor the landing provides access to three bedrooms and a family bathroom with a separate shower cubicle.

Additional benefits of this charming period home include a large mature garden with patio and lawn leading to a detached garage with electric door and power and light, and gas fired central heating.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

From Cheltenham town centre take London Road in easterly direction turning right into Keynsham Road shortly before the traffic lights at Hales Road. Continue to the far end where the property will be found on the left hand side (Please note that Keynsham Road is one way).

### 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: 71027040/25261/RM

