

8 Cleavelands Close, Pittville Cheltenham, GL50 4PZ

Perry Bishop
and Chambers

the agent who keeps you informed



Extended semi-detached house | Four bedrooms | 23ft dual aspect sitting room
Fitted kitchen | Walking distance to Pittville Park | EPC C

£425,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

8 Cleevelands Close, Pittville

Cheltenham, GL50 4PZ



4 Bedrooms



2 Bathrooms



2 Receptions

Here is a beautifully presented and extended four bedroom semi-detached house situated along a quiet private no-through road located close to a range of good local amenities, schools and within a stroll of Pitville Park.

Offering well-proportioned, beautifully presented and recently upgraded accommodation which in brief comprises an entrance hall, a 23ft dual aspect sitting room with French doors to the garden, 18ft dining room, a 11ft fitted kitchen fitted with a range of units with integrated oven and dishwasher. There is an adjacent utility room with integrated fridge/freezer, access to the garden, downstairs cloakroom.

On the first floor the landing provides access to four bedrooms, the master with an en-suite shower room, a range of fitted wardrobes, three further double bedrooms, a family bathroom with a shower over.

Additional benefits of this impressive home include driveway parking and enclosed mature rear garden, gas fired central heating and double glazing.





Amenities

Pittville extends from just north of Cheltenham High Street to New Barn Lane which passes through the extensive Pittville Lawns, the lake, bandstand and pump rooms. On the western side of Evesham Road there is a great range of sporting options with speedy access to Cheltenham leisure centre which includes a swimming pool. From Evesham Road there is a regular bus route and a short walk to Prestbury Park race course which also offers a multitude of events in it's ground and the Centaur building.

Directions

From Cheltenham town centre proceed north along Evesham Road, passing Pittville Park on either side. Turn left into Cleavelands Drive and then fourth left into Cleavelands Avenue. Cleavelands Close is the first turning on your left.

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

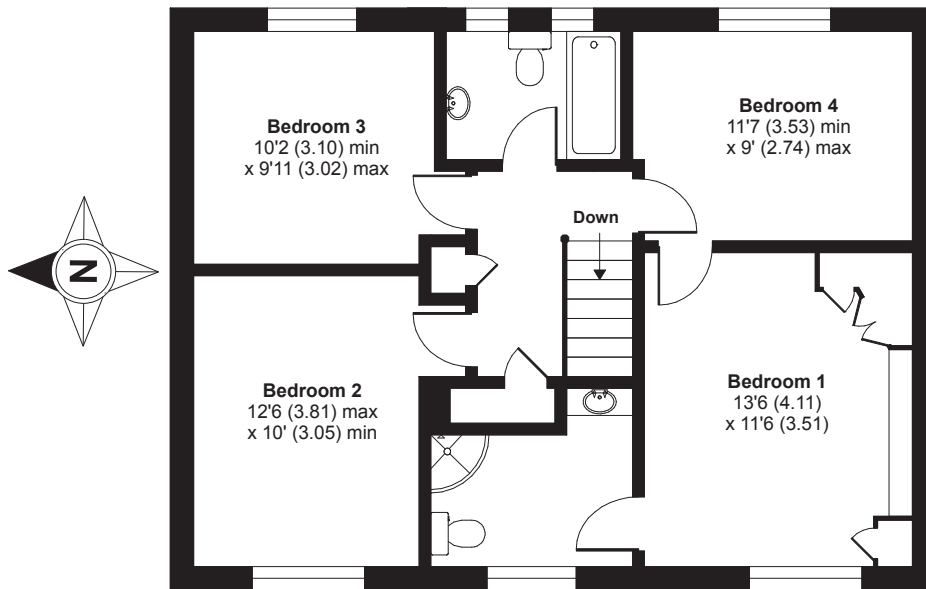
Cheltenham Borough Council

Ref: 71021130/26193/AS

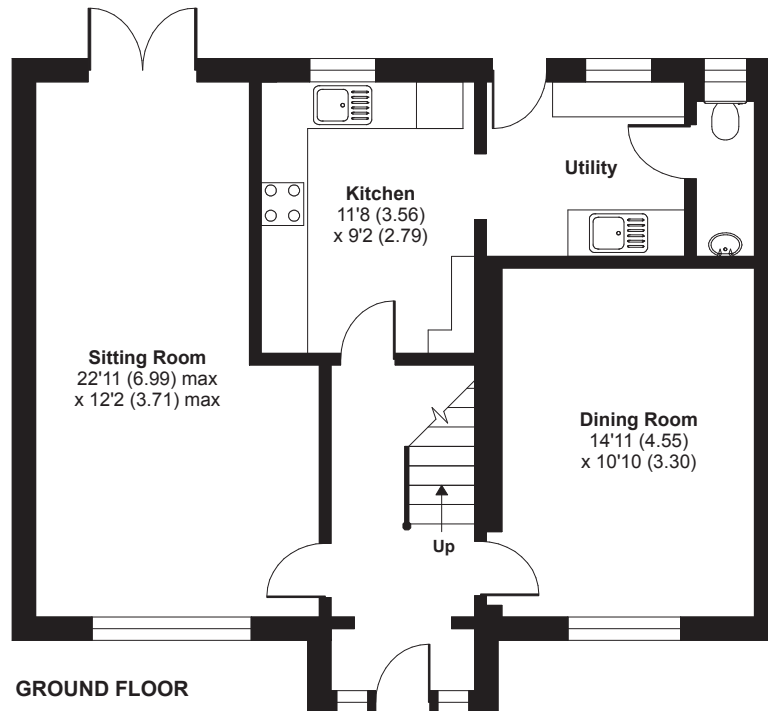


Cleavelands Close, Cheltenham, GL50

APPROX. GROSS INTERNAL FLOOR AREA 1438 SQ FT 133.6 SQ METRES



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.

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