



17 Church Road, St Marks, Cheltenham, GL51 7AL
£950,000 Freehold

hmt
SALES & LETTINGS

- **Development Opportunity**
- **7 Apartments**

An investment and development opportunity in popular location.

Planning permission has been granted for the re-development of this Freehold Victorian Villa and grounds to create an additional 3 apartments to the existing 4 apartments totalling 7 in all along with associated landscaping and parking.

17 Church road, GL51 7AL is situated within easy access of the fashionable Montpellier area, the Town Centre, the mainline railway station and the M5 motorway network.

Full plans and documents can be viewed on the Cheltenham Borough Council website, planning reference 17/000087/FUL. Full drawings are available on request by contacting HMT Sales and Lettings on 01242 521322.

- **Freehold**
- **Parking**

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- **Gardens**
- **Close to Amenities**



PROPOSED ARTIST IMPRESSION FROM FRONT (CHURCH ROAD)



PROPOSED ARTIST IMPRESSION FROM REAR

Estate Agents • Lettings Agents • Town & Country Properties • Property Management • Mortgage Advice

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