



**83A Hales Road, Cheltenham, GL52 6ST**  
**£375,000 Freehold**

**hmt**  
SALES & LETTINGS



Forming part of a large converted Victorian villa, this 3 bedroom property is arranged over 3 floors with parking to the front and a small garden to the side. There is a large sitting room with high ceilings and kitchen on the ground floor, the spacious landing makes for a useful study and there is a roomy master bedroom, 2 further double bedrooms, a modern bathroom and cloakroom, There are a wealth of period features throughout and the whole is warmed by gas fired central heating. The carriage drive way is shared but there is designated parking and a single garage.

**£375,000 Freehold**



## Entrance

Via stone steps to entrance porch leading to entrance door with glazed panels leading to entrance hall with stairs to first floor and steps down to inner hall. Door to;

## Sitting Room

6.40m x 4.86m (21'0" x 15'11")

Period fireplace, 3 tall sash hung windows set into bay. Period features including high skirting boards, decorative coving and cornices and picture rail. Door to inner hall.

## Kitchen

3.12m x 2.72m (10'3" x 8'11")

Ceramic tiled floor. Range of eye and base level storage units with wooden work tops and tiled splash backs, one and a half bowl single drainer sink unit with mixer tap attached over , plumbing for automatic washing machine, fitted oven and 4 ring ceramic hob and electric oven, extractor fan, chrome towel radiator, Wall mounted gas fired boiler serving domestic hot water and central heating, casement window to rear, door to side courtyard area.

## Inner hall

Tiled floor continues from kitchen, under stairs storage cupboard and appliance space, double radiator.

## First Floor Mezzanine

Single radiator, stairs rising to first floor,

Cloakroom with suite comprising WC with concealed cistern, corner wall mounted wash basin with tiled splash back, casement window to side, single radiator. Door to;

## Bedroom 2

3.10m x 2.74m (10'2" x 9'0")

Sash window to side, radiator.

## First Floor Landing

Built in storage cupboards and desk areas, double panel radiator. Stairs to second floor, doors to;

## Bedroom 1

6.24m x 4.85m (20'6" x 15'11")

3 x sash hung windows set into bay to the front, built-in mirror fronted wardrobe, 3 x double panel radiator.

## Bathroom

2.32m x 2.08m (7'7" x 6'10")

Sash window to the front, tiled floor, low flush WC, pedestal wash hand basin with cupboard under, heated chrome towel ladder, large shower cubicle with rain shower and separate hand held riser, extractor fan.

## Second Floor Landing

Storage cupboard, Velux sky light window

## Bedroom 3

3.11m x 2.75m (10'2" x 9'0")

Double radiator, sash window to the side.

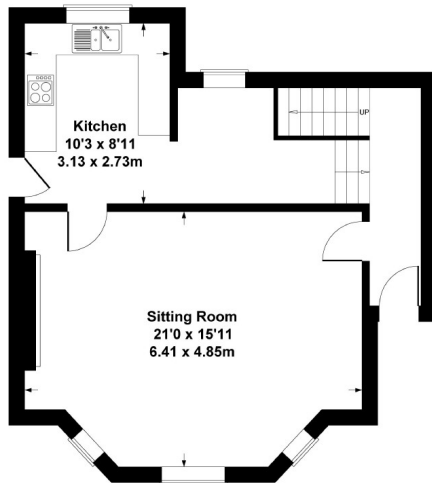
## Outside

The property is approached via a gravel drive way giving off road parking and leading to a single garage with wooden swing doors. Decked courtyard area.

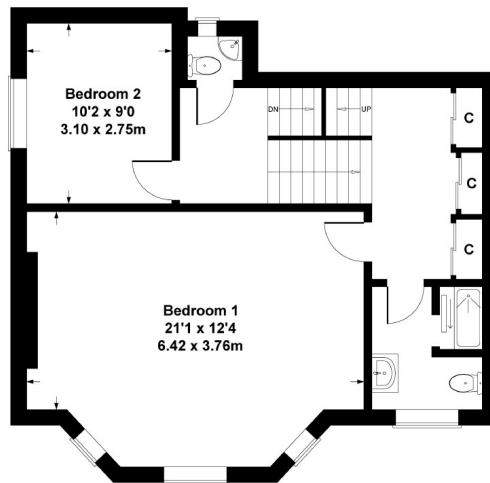
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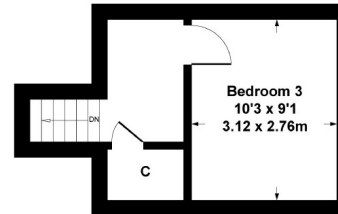
**83a Hales Road, Cheltenham**  
Approximate Gross Internal Area  
1393 sq ft - 129 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2018

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(50-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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