



PETER BALL & CO.
ESTATE AGENTS

48 MARKET STREET, CHELTENHAM GL50 3NH

£330,000

- Mid Town House
- Three/Four Bedrooms
- Sitting Room
- Kitchen/Dining Room
- Family Bathroom
- En-Suite Shower Room
- Integral Garage & Garden
- Views To Rear Across Gardens

PROPERTY DESCRIPTION

This modern mid terraced family home was built in 2004 and offers practical accommodation arranged over three floors, situated close to Cheltenham Town Centre with the rare benefit of an integral garage. The property enjoys views across a landscaped green to the rear and briefly comprises on the ground floor of an entrance hall, elevated sitting room/fourth bedroom with French doors onto a balcony and a cloakroom. On the lower ground floor is an open plan kitchen/dining room with family space and the kitchen area provides an integral fridge/freezer, fan assisted electric double oven, dishwasher, washing machine, gas hob and extractor fan. Furthermore on the first floor are three bedrooms (en-suite to the master bedroom) and a family bathroom. The rear courtyard



garden has been landscaped by the current owners and has a pleasant feel. Further benefits include uPVC double glazing and gas central heating.

SITUATION

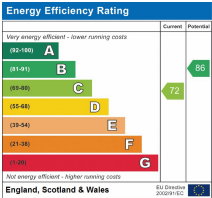
This area of Cheltenham offers a mixture of property types from Victorian red brick properties and conversions to new developments of apartments and town houses. There are excellent amenities nearby including Waitrose Food and Home, large Tesco supermarket and Cheltenham Spa railway station. Cheltenham's bustling and prosperous town centre is within a short walk/drive and offers a variety of excellent High Street shops, specialist boutiques, pubs, clubs and restaurants. It is host to many festivals including music, art and literature and, of course the National Hunt Festival, which brings the town alive every March. Magnificent Regency architecture and a wonderful heritage make Cheltenham a town of enviable charm.

DIRECTIONS

Leave Cheltenham town centre via St Georges Road and at the Waitrose traffic lights turn right. Turn left at the roundabout and then right at the traffic lights into Gloucester Road. Turn right into Market Street and number 48 is along on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.



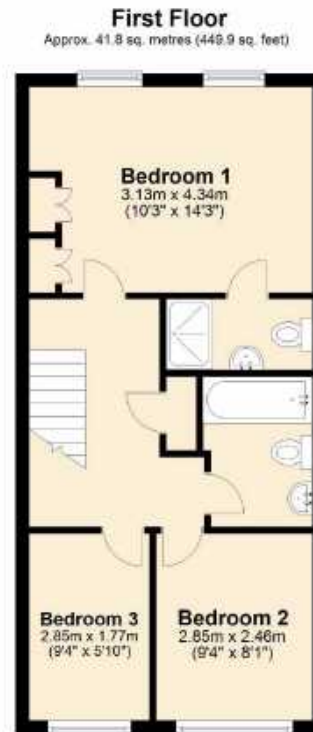
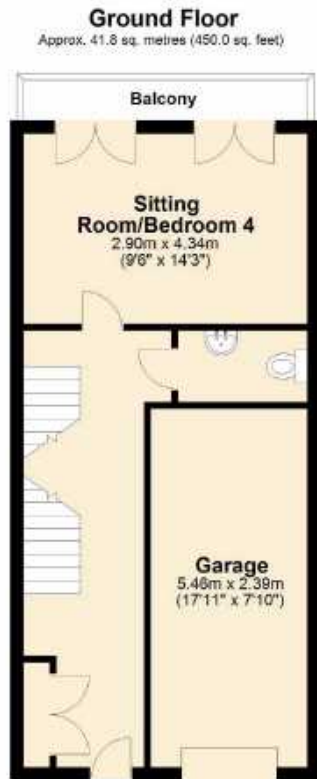
Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting 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.





Total area: approx. 117.3 sq. metres (1262.5 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.