



PETER BALL & CO.
ESTATE AGENTS

HAYES ROAD, PITTVILLE, CHELTENHAM GL52 2QF

Guide price £125,000

- Ground Floor Maisonette
- Two Bedrooms
- Bay Fronted Sitting Room
- Extended Kitchen /Breakfast
- Bathroom
- Garden, Garage & Driveway
- NO ONWARD CHAIN
- RENOVATION REQUIRED

PROPERTY DESCRIPTION

A semi detached ground floor maisonette IN NEED OF RENOVATION and brought to the market with NO ONWARD CHAIN. The property is situated on the edge of Pittville at the end of a cul-de-sac, within a tucked away position. The property is liveable however it would benefit from complete modernisation throughout. Accommodation briefly comprises an entrance hall, bay fronted sitting room, an extended kitchen /breakfast room, two bedrooms and a bathroom. Outside there are front and rear gardens, a detached garage in need of replacement and driveway parking. Further benefits include gas central heating and double glazing.



SITUATION

Pittville is one of the most sought after residential areas in Cheltenham. Known for its public parks and outstanding period architecture, the area lies just to the North of the town centre, which is easily reached on foot. Both the historic Pittville Pump Room, venue for many artistic performances, and the famous National Hunt Racecourse are only minutes away.

DIRECTIONS

Leave Cheltenham town centre via the Hewlett Road and at the mini roundabout take the third exit into the continuation of Hewlett Road. Take the second turning left into Pittville Circus Road and then first right into Hayes Road. Follow the road around to the left and the property can be found at the end on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band B.
Tenure - Leasehold with 983 years remaining.
Buildings Insurance - £29.70 per month (£356.42 per annum).
(This is a shared cost between 44a & 44b as it is a block policy).



Awaiting EPC

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.



Ground Floor

Approx. 53.4 sq. metres (574.5 sq. feet)



Total area: approx. 53.4 sq. metres (574.5 sq. feet)

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