



PETER BALL & CO.  
ESTATE AGENTS

# QUEENS ROAD, CHRISTCHURCH, CHELTENHAM GL50 2LX

£739,000

- 1930's Semi Detached
- Three Bedrooms
- Living/Dining Room
- Kitchen/Breakfast Room
- Bathroom
- Attached Garage
- Extensive Gardens
- Gas C.H. & D/Glazing

## PROPERTY DESCRIPTION

A well presented and rarely available bay fronted semi detached house, located in the sought after Christchurch area of Cheltenham. The property is located just a short stroll from Cheltenham Spa Train station and offers accommodation comprising, entrance hall with stained glass panels and wood flooring, living/dining room with bay windows to front and rear and the kitchen is fitted with a range of wall and base level units, space/plumbing for dishwasher and washing machine with access to the rear garden. Access is provided from the entrance hall through to the garage. On the first floor are three bedrooms, the master having a bay window and fitted wardrobes and a fitted wardrobe in the second bedroom. The bathroom is fitted with a white suite with separate shower cubicle, tiled floor and underfloor heating. The property can be

reached via a gated drive with off road parking for several cars and a lawned garden with flower borders. To the rear is a large garden which includes patio area and is laid mainly to lawn with shrub borders, apple tree, workshop and shed. Further benefits include gas central heating and uPVC double glazing.

## SITUATION

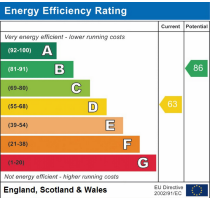
Christchurch is located adjacent to Montpellier, which is the heart of Regency Cheltenham. This desirable area is characterised by period town houses and villas, gracious tree-lined streets and formal public parks. The location is within easy walking distance from Montpellier well known for its bars, cafés, restaurants and range of specialists shops. Cheltenham town centre and Cheltenham Spa railway station are also within easy walking distance. The nearest primary schools are Christchurch CoFE, the Catholic School of St Gregory the Great and Airthrie (fee paying). The nearest secondary schools are Bournside and Dean Close (fee paying).

## DIRECTIONS

Leave Cheltenham town centre via Lansdown Road and continue through the traffic light junction after the Westall Green roundabout. Proceed into the right hand lane and turn right at the next set of lights into Christchurch Road. At the next set of lights turn left into Queens Road and the property is situated on the right hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.



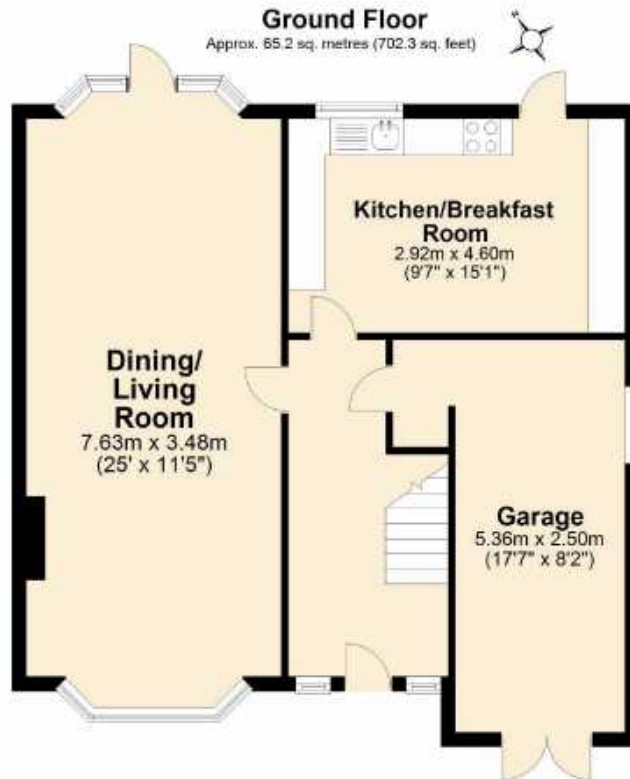
Viewing by appointment with your local office of

## PETER BALL & CO ESTATE AGENTS

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. 109.4 sq. metres (1178.0 sq. feet)

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