



Clarence Road Cheltenham GL52

£1,995 Per Month - Available 28/02/2018

**HAMPTONS**  
INTERNATIONAL

*Beyond your expectations*



*Pretty Grade II listed 4 bedroom character town house, lovingly restored and refurbished in the heart of Cheltenham.*

4 Bedrooms | 2 Bathrooms | Gas Central Heating | Dishwasher | Elec Hob | Freezer | Fridge | Oven | Washer\Dryer | Pets Not Allowed | Terrace | Permit Parking.

### Description

A pretty Grade II listed terraced town house that has been lovingly restored and refurbished to create a charming character town house. The beautifully presented accommodation comprises an entrance hall; drawing room, marble fireplace and large sash window to front with shutters. Double timber doors on parliament hinges open to a dining room with marble fireplace, large sash window to rear with shutters, kitchen with doors to decked terrace, integrated washing machine, fridge, freezer, dishwasher, electric oven and hob, high gloss white units with granite work tops over; cloakroom. On the first floor are two double bedrooms and a large shower room with circular basin, walk-in shower and sash window to front. On the second floor are two further bedrooms and a newly fitted bathroom. Outside, the front

garden is landscaped and planted out with box and cordyane with black iron railings enclosing the property. There is a small south facing decked garden to the rear. Parking is via residents' permit available from the council. The property is available part furnished. EPC: F.



### Hamptons Cheltenham Lettings

105 Promenade

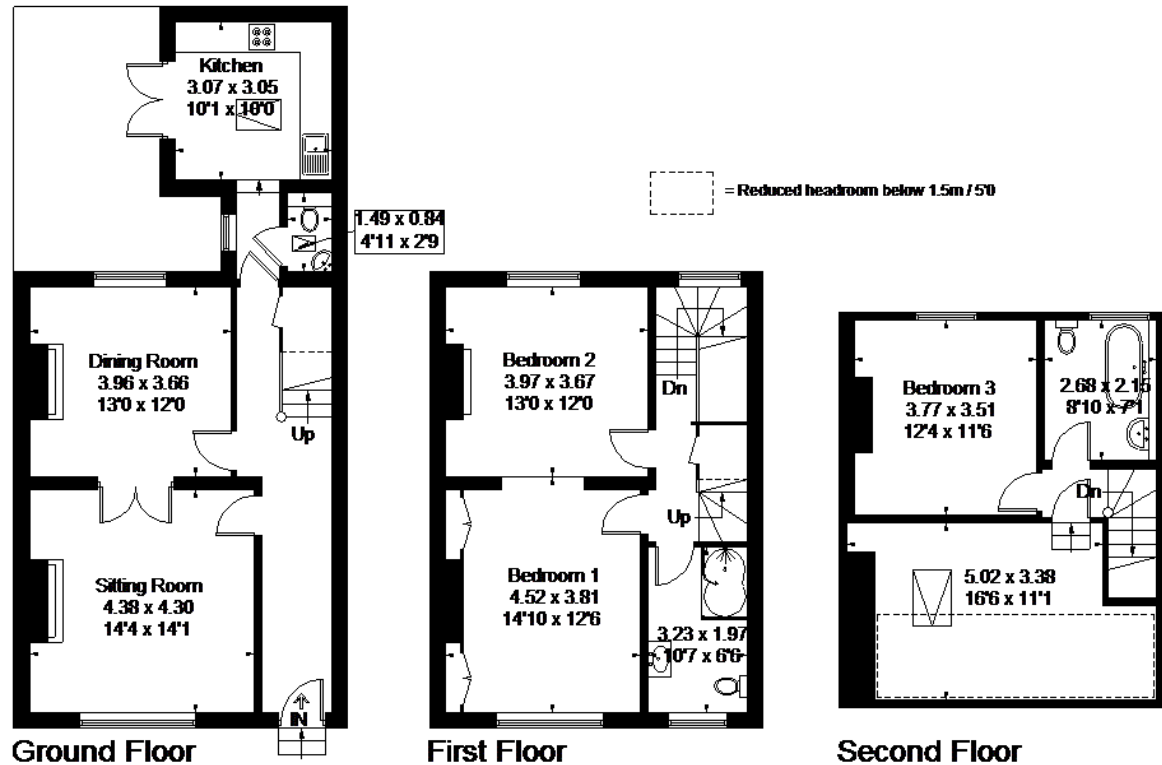
Cheltenham GL50 1NW

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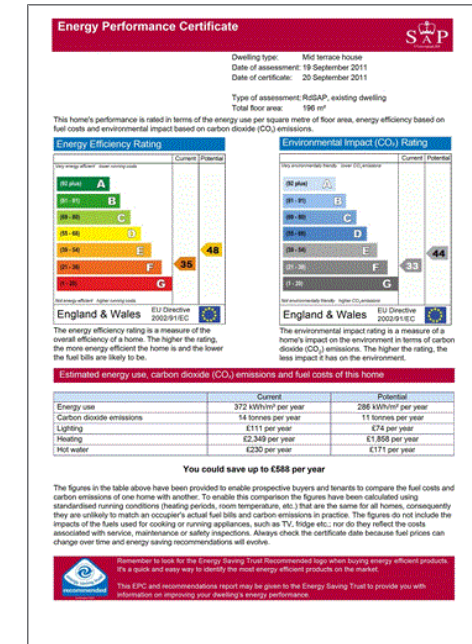
# Clarence Road, Cheltenham

Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft



FLOORPLANZ © 2018 0203 9056099 Ref: 201719

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



**For clarification,** we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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