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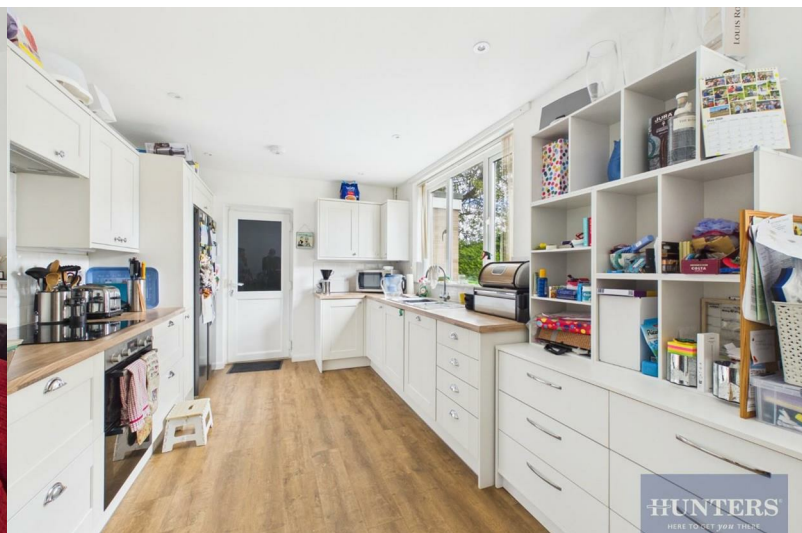
## Pittville Crescent

Cheltenham, GL52 2QZ

Asking Price £900,000



Council Tax: F

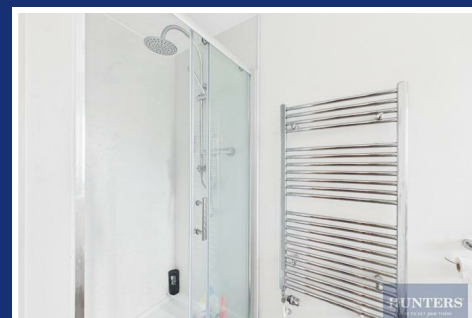
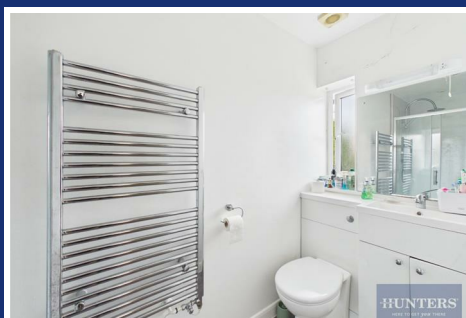
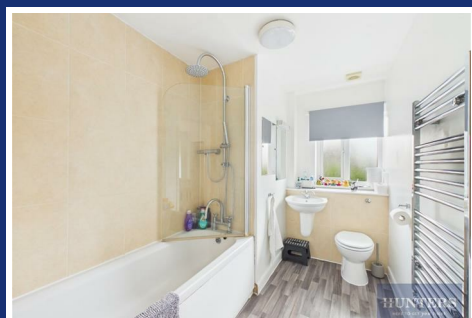




# 9 Pittville Crescent

Cheltenham, GL52 2QZ

Asking Price £900,000



Welcome to No.9 Pittville Crescent, a substantial four double bedroom detached family home situated in one of the most prestigious locations in Cheltenham, complete with a home office/guest bedroom five and a detached garage and ample additional off-road parking.

The beautifully maintained and west facing walled garden perfectly complements this outstanding house.

The property offers the following accommodation:

## Ground Floor

On entering the property, one is greeted by an impressive entrance hall with an attractive returning staircase leading to the first floor galleried landing, an excellent centre-piece to the house. The right wing of the ground floor is dedicated to a large, light and airy 22'+ sitting room with triple aspect windows to the front, rear and side. At the rear of the property there is the highly desirable option of a large 20' Kitchen/Dining room, superb for entertaining. To the far left of the property is a generous home office which would make an equally useful fifth bedroom/guest room or even a playroom if required. The ground floor also offers a utility room and a cloak room with wc.

## First Floor

The main bedroom and bedroom two face the rear elevation. Bedroom one has a dedicated en-suite shower room. Bedrooms three and four face the frontage. There a fully fitted family bathroom.

## Outside

The property faces Pittville Crescent with vehicular access via Pittville Crescent Lane. The private gates lead to a courtyard parking area and a large 14' x 10' garage with mains power and light. The private and well tendered, walled garden offers a good degree of privacy and is West facing.

## Pittville

This property has fabulous neighbours including the ever-popular Pittville Park, an award winning 82-acre park containing playgrounds, the famous Pittville Pump Rooms, a permanent coffee shop, a boating lake & an aviary.

Viewings By Appointment Only

Tel: 01242 528500

## Key Features

- Four Bedroom Detached Family Home
- Bedroom Five / Home Office on the Ground Floor
- 20' Kitchen Breakfast Room
- Beautiful Walled Garden
- Council Tax Band F | Energy Performance (EPC) D
- Central Pittville Location Next to Park
- Large Garage and Several Off Road Parking Spaces
- Two Bathrooms
- NO ONWARD CHAIN
- Tenure - Freehold

## Room Details

### Living Room

22'7" x 12'4" (6.89 x 3.78)

### Kitchen/Dining Room

20'11" x 9'8" (6.39 x 2.95)

### Office / Bedroom Five

12'6" x 9'3" (3.82 x 2.83)

### Utility Room

9'2" x 5'5" (2.81 x 1.66)

### Bedroom One

12'6" x 12'4" (3.82 x 3.78)

### En-Suite

9'7" x 3'4" (2.94 x 1.02)

### Bedroom two

10'11" x 9'7" (3.33 x 2.94)

### Bedroom three

12'4" x 7'11" (3.78 x 2.42)

### Bedroom Four

9'3" x 8'9" (2.84 x 2.67)

### Family Bathroom

8'11" x 6'2" (2.72 x 1.88)

### Garage

14'2" x 10'0" (4.34 x 3.07)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 79                      |
| (55-68) <b>D</b>                            | 59      |                         |
| (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 |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.