

HUNTERS[®]

HERE TO GET *you* THERE



Albemarle Gate

GL50 4PJ

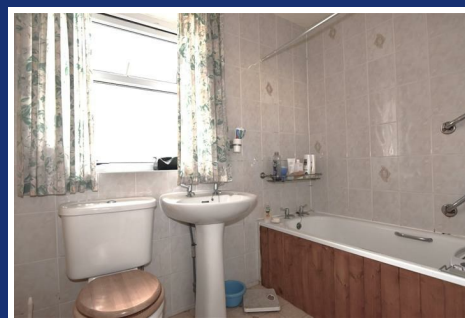
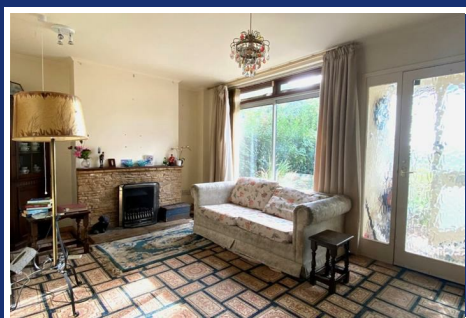
Guide Price £335,000



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- Three Good Sized Bedrooms
- Requires Modernising
- Private 23' Garden
- Gas Central Heating
- EPC Rating D

- Overlooks Pittville Park
- Garage
- Modern Heating System
- Outstanding Location
- Council Tax Band E

Living Room

18'6" x 17'5" (5.64m x 5.31m)

Dining Area

included in living room (included in living room)

Kitchen

9'8" x 8'0" (2.95m x 2.44m)

Utility Room

6'10" x 4'8" (2.08m x 1.42m)

Lean-to Conservatory

6'8" x 5'7" (2.03m x 1.70m)

Bedroom One

14'2" x 10'1" (4.32m x 3.07m)

Bedroom Two

10'10" x 10'1" (3.30m x 3.07m)

Bedroom Three

10'5" x 7'5" (3.18m x 2.26m)

Bathroom

7'5" x 5'7" (2.26m x 1.70m)

Balcony

5'2" x 3'11" (1.57m x 1.19m)

Garden

23'0" x 22'0" (7.01m x 6.71m)

What3Words /// supporter.drums.tries

Tel: 01242 528500

Hunters of Cheltenham are delighted to offer this outstanding park side three-bedroom semi-detached family home for sale with no onward chain. With an impressive backdrop of the famous Pittville Park, literally on the doorstep, this fine home will be attractive to home seekers and investors alike. These park side properties rarely come available because they benefit from one of the most desirable views in Cheltenham. This particular house requires a major cosmetic overhaul (with the exception of the heating system and windows) and a possible extension similar to its neighbour would make this a truly exceptional home. The current accommodation includes:

Ground Floor: Entrance Porch, Ground floor wc. Large Living space with the sitting area overlooking the park with the dining area to the rear. The kitchen sits to the rear of the property with a utility room off. Several properties have opened the kitchen into the utility room and extended to the rear to create an ultra-modern casual day space (subject to relevant planning

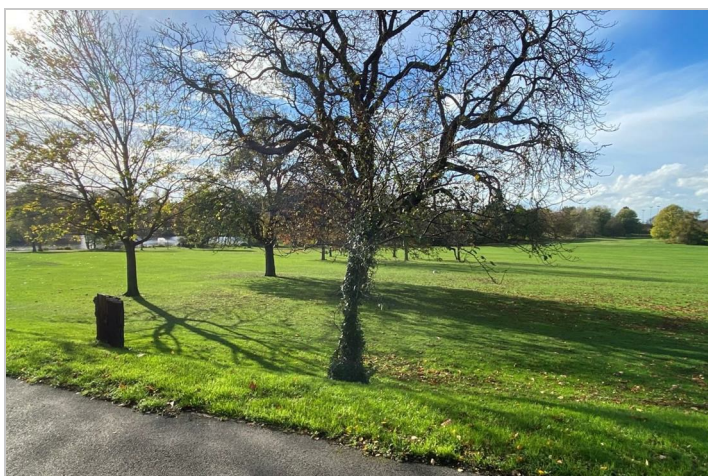
permission being obtained).

First Floor: There are three bedrooms with rooms one and three to the front with outstanding views. Bedroom two and the bathroom sit to the rear.

Outside: The property sits behind its own fore-garden which lies on the edge of Pittville Park. To the rear there is a 23' x 22' rear garden which, whilst being quite compact, is a little irrelevant when you have an 82-acre park outside your front door.

Pittville Park is the largest park in Cheltenham boasting of an ornamental boating lake with elegant bridges and recreation area dating back to 1825. The park is grade 2 listing under the English Heritage register of historic parks and gardens and in 2016 it was awarded Green Flag and Green Heritage Site status and is the only park in Gloucestershire to hold the prestigious Green Heritage award.

All viewings are strictly by appointment only



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office at 113 The Promenade 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) A		
(81-91) B		80
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.