



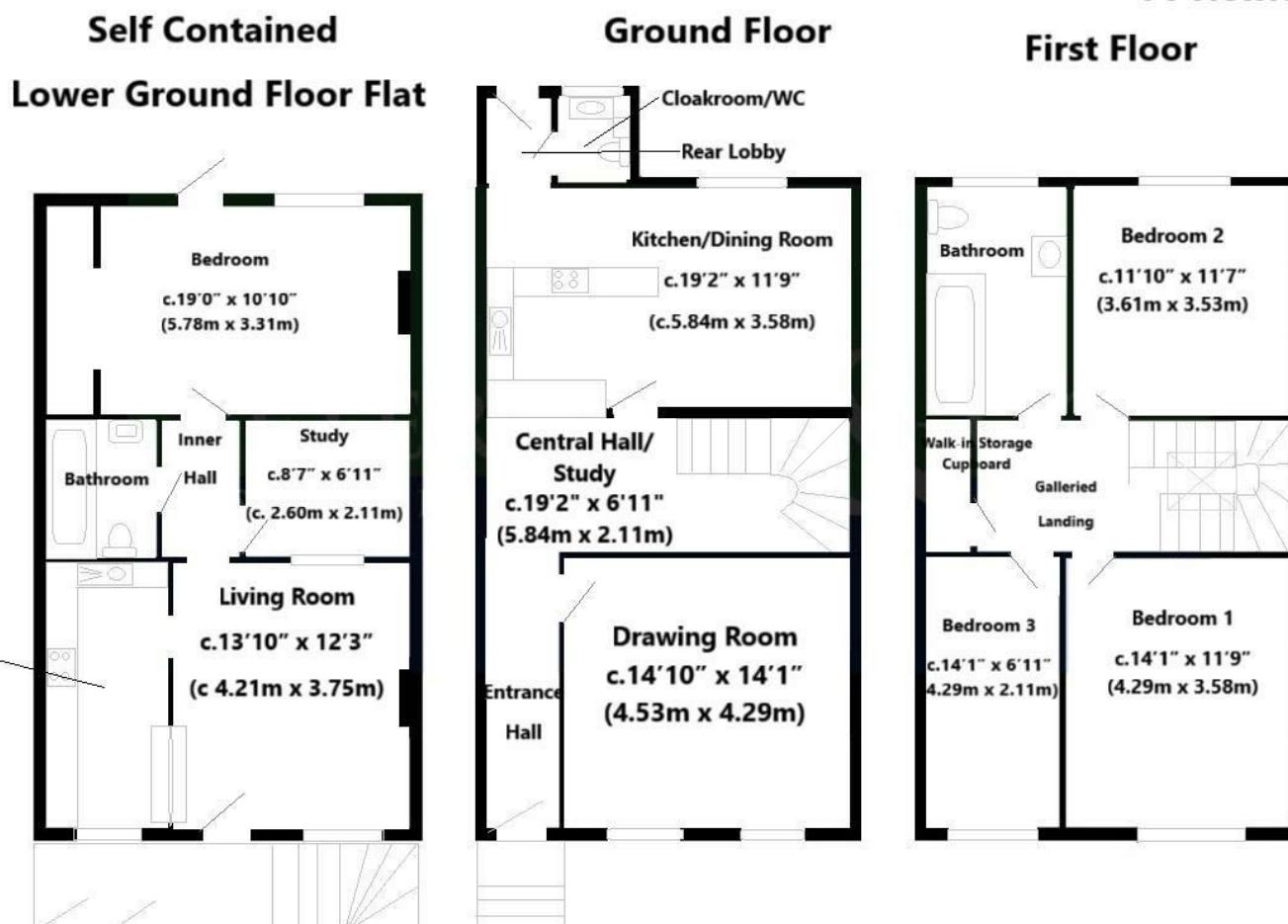
**Sure**  
Property Group  
Cheltenham

**76 & 76A HEWLETT ROAD, CHELTENHAM, GL52 6AR**

**GUIDE PRICE £695,000**

**FREEHOLD   CHELTENHAM BOROUGH COUNCIL   COUNCIL TAX BAND C**

76 Hewlett Road, GL52 6AR



Floorplan for guidance only – not to scale

Approximate total floor area c. 1916.7 sq ft (178.1 sq mt)

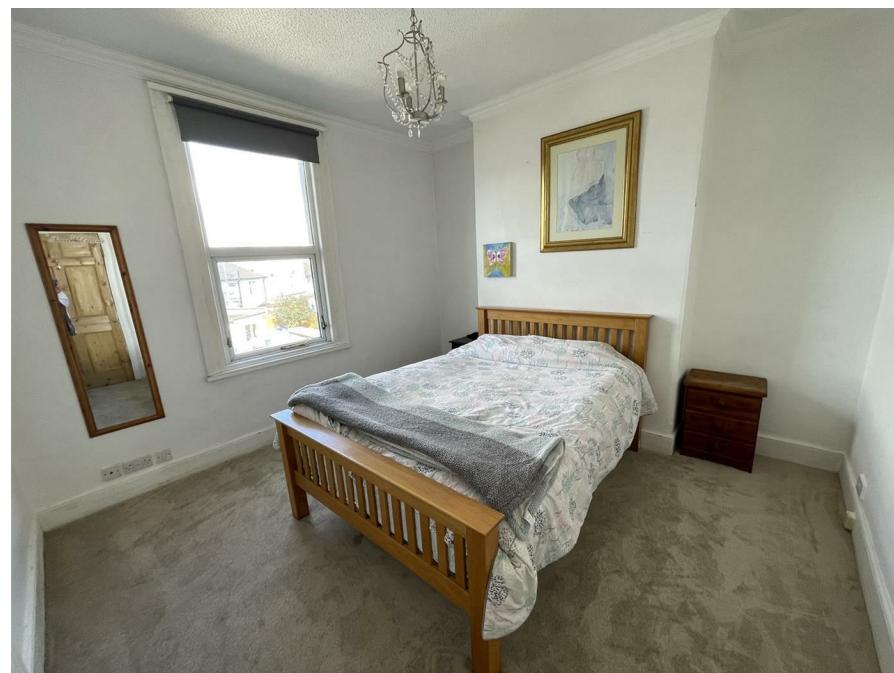


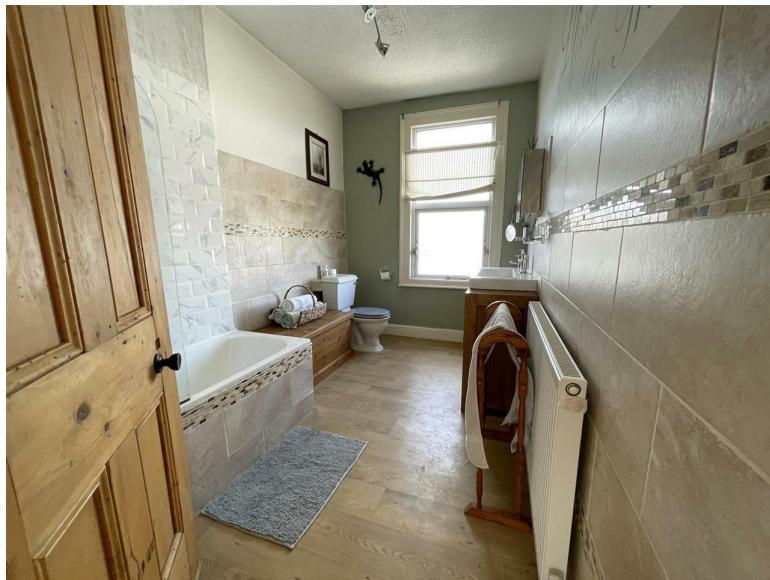
A rare opportunity to acquire and restore this magnificent three-storey Victorian residence, ideally positioned on the edge of Cheltenham's vibrant town centre. Brimming with period charm, the property retains a wealth of original features including ornate cornicing, decorative mouldings, architraves, deep skirtings, and beautifully stripped doors.

This spacious home offers versatile accommodation across three levels, including a self-contained lower ground floor flat—perfect for multi-generational living, rental income, or guest accommodation.









The property is Grade II listed, and any would-be buyers must be aware that it is likely that on completion of the purchase there will be some upgrades required to comply with the listing. We understand this to be replacement of the windows with sash windows and potentially the front wall replaced with railings. Please refer to Cheltenham Borough Council Planning@cheltenham.gov.uk

Cheltenham Town Centre is renowned for the Festivals which include the Literature Festival, the Jazz Festival, Science Festival and the Food and Drink Festival; many of which are held in the historic Town Hall and its beautiful Montpellier Gardens together with the Everyman Theatre.

Central Cheltenham is where you find the popular shopping districts of the High Street with a John Lewis flagship store and the Regent Arcade. The Promenade and Montpellier boast an extensive range of shops, boutiques and eateries including the newly open restaurant The Ivy. There is also a regular market and Farmers market held on the Promenade.

Cheltenham is also home to the Cheltenham Gold Cup Festival held at Cheltenham Prestbury Park Racecourse.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: To comply with money laundering regulations, prospective purchasers will be asked to produce identification documentation at the time of making an offer. We ask for your cooperation in order that there is no delay in agreeing the sale, should your offer be acceptable to the Seller(s).

SureLet may offer to assist in arranging insurance or other products/services and/or mortgages and may be entitled to receive commission in respect of any services provided. It is your decision whether you choose to deal with a company or service we recommend to you. In making that decision, you should know that we may receive referral fees worth between £200 and £1500 per annum



| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 86        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   | 70                         |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   |                            |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

**Sure Property Group**  
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