

KEtm
KINGSLEY
EVANS

8 DRAKES PLACE

Lansdown, GL50 2JF

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A rare opportunity to acquire a detached family home in one of the most discreet central locations in the heart of Lansdown, requiring some cosmetic enhancements.

- Prime Central Location
- Spacious Detached Home
- Kitchen/Breakfast Room
- Four Bedrooms (one with en suite)
- Living/Dining Room
- Home Office
- Cloakroom
- Garden
- Parking
- Garage

DESCRIPTION

The property is an attractive detached family home believed to be built in 1987, set within an outstanding position in a what is arguably Cheltenham's finest area. Well-proportioned accommodation spans over two floors offering a practical floorplan. It is an excellent home that is ideal for both families and professionals alike. It also offers a prospective owner a chance to update the interiors, which, whilst well maintained, would benefit from a series of cosmetic alterations. Due to its size, central location, and its proximity to local boarding schools, it makes an ideal and secure lock up and leave or permanent home.

The reception rooms are divided by a hallway creating a living room opening to the dining room and further to the conservatory by way of sliding doors. The kitchen/breakfast room overlooks the patio to the rear, and is arranged to open to the dining room. There is a home office to the front and a cloakroom, which completes the accommodation on this floor.



The first-floor bedrooms are arranged around a central landing. The master bedroom has a fitted wardrobe and a en suite shower room. The remaining bedrooms share a family bathroom and each one has a built in wardrobe.

OUTSIDE

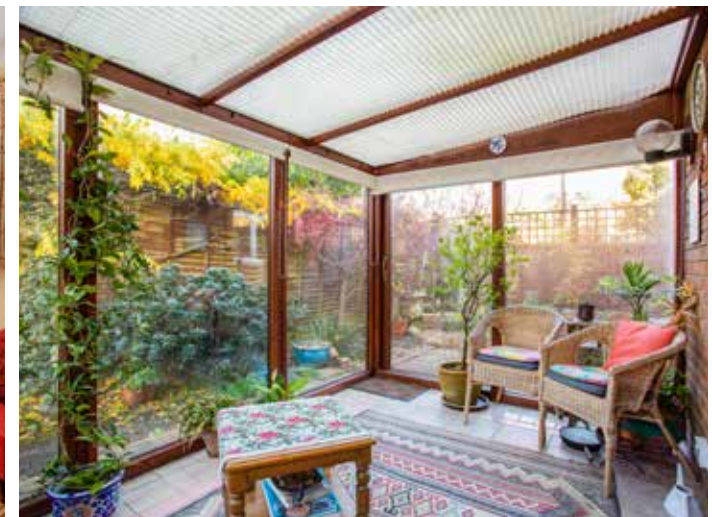
Set back from the road and fronted by off road parking to the front with access to the garage. To the rear is a town garden which is designed to be easily maintained and an idea spot to sit and enjoy.

SITUATION

Drakes Place is a select cul-de-sac discreetly positioned off Malvern Road in the heart of Lansdown. The enclave itself is made up of detached properties around a small crescent and is particularly quiet despite being within strolling distance of the cosmopolitan lifestyle on offer in Cheltenham's centre. The famous shopping districts of Montpellier and The Promenade, with their lively restaurant culture and various festivals, is less than a 10-minute stroll. The appeal of this location is its easy accessibility to Cheltenham's world-renowned schools with The Cheltenham Ladies' College, Cheltenham College, Dean Close and Airthrie Preparatory all within a mile, lending itself to an ideal base for these boarding schools. Communication links are also excellent to the M5, A40 and A435 and Cheltenham Spa train station within a comfortable walk.

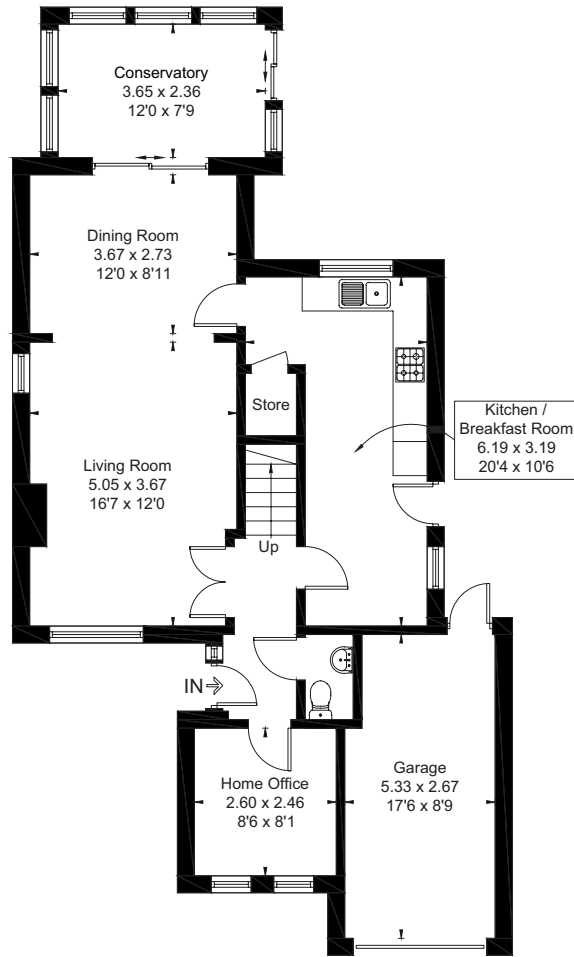
SERVICES

Services All mains services are connected

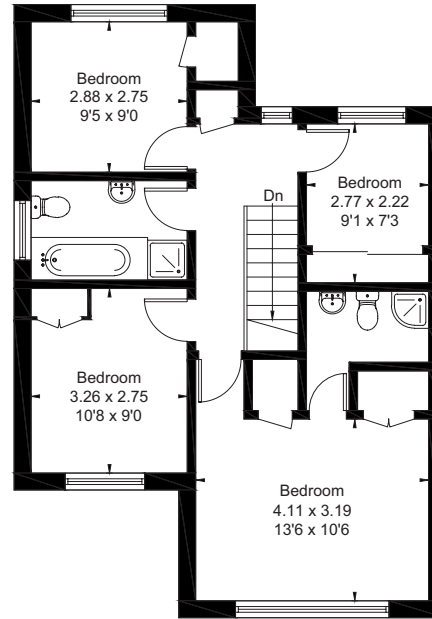


FLOORPLANS

Approximate Floor Area = 129 sq m / 1389 sq ft
Garage = 12 sq m / 129 sq ft
Total = 141 sq m / 1518 sq ft



Ground Floor



First Floor



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
90-100 A		
81-90 B		
71-80 C		75
61-70 D	60	
51-60 E		
41-50 F		
31-40 G		
1-30		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		