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EVANS

3 Pittville Crescent
Cheltenham, Gloucestershire, GL52 2OZ

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A substantial and impressive semi-detached period home on this sought-after crescent in Pittville.

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- Entrance hall
 - Living room
 - Dining room
 - Kitchen
 - Garden room
 - Seven double bedrooms
 - Two bathrooms
 - Separate WC
 - Parking
 - Rear garden
 - Two x 1 bedroom self-contained apartments
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A prominent period semi-detached property forming part of a smart crescent of stately homes that epitomise the street scenes that have made this part of Cheltenham so well regarded. The property was last listed for sale in 1989, and whilst lovingly maintained, the property would now benefit from cosmetic enhancements and, subject to planning, a reconfiguration of the layout to suit modern family living.

It is rare to find a home in its entirety that offers the level of scope in such a fashionable position with this exceptional accommodation and potential. Having been used as a main house, with two lower ground floor apartments as a let to generate an income, it offers an excellent chance for a prospective buyer seeking an income stream or for someone requiring a separate space for a dependent relative or independent teenager.

Spanning just under 3800 Sq Ft of accommodation over four floors, the main house offers the classic proportions, detail and layout that one would expect of its era. With two large feature reception rooms on the ground floor and across the rear a kitchen that leads through to the garden room.



On the first floor are three bedrooms, and a family bathroom mezzanine level with a separate cloakroom.

Rising to the second floor are four further double bedrooms that share a family bathroom.

The current layout on the lower ground floor presents two, one bedroom apartments. Both with a living room, kitchen and shower room, they are completely self-contained, each with their own entrance doors, one from the front aspect and one from the rear garden. Traditionally this would have had an adjoining staircase linking it to the accommodation in the main building, which could be easily reinstated if so required.

Of worthy note, the property is Unlisted.

Outside:

Occupying a prominent position on this attractive crescent, the property is fronted with parking for several cars and side access to the rear garden. Unusually for living so close to the centre of town, the rear garden is generous in size, with an area of lawn flanking a patio terrace with pedestrian gates that open to the rear lane. Due to the nature of its setting, the property enjoys a green and open feel with the crescent opposite and only a stone's throw from Pittville Park.

Situation:

Pittville Crescent is a much sought after address, just off Albert Road, a leafy and long boulevard that runs from the town centre all the way to the Racecourse. The home is positioned on the crescent opposite one of the entrance points to Pittville Park, which is widely known for its boating lake, Pump Rooms and pretty cafes. John Lewis department store and Cheltenham's fashionable shopping districts Montpellier and Promenade can be reached by foot in less than 15 minutes. A cultural centre, Cheltenham plays host to several highly acclaimed festivals including Music, Food and Literature. The town is also known for its excellent schools to include The Cheltenham Ladies' College, Cheltenham College, Berkhamstead and Dean Close, all within a comfortable walk or bike ride. Communication links are excellent from this area, with easy access to the M5 Motorway and main line train station with lines to major cities.

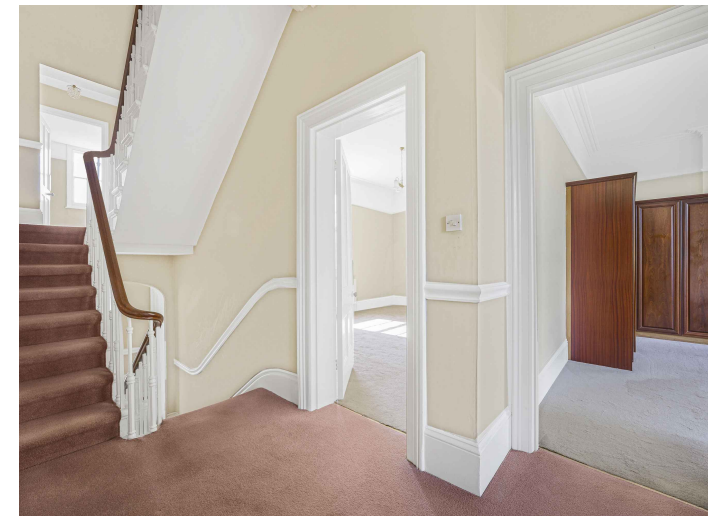


FLOORPLANS

Approximate Gross Internal Area 3794 sq ft – 352 sq m
 Lower Ground Floor Area 913 sq ft – 85 sq m
 Ground Floor Area 1043 sq ft – 97 sq m
 First Floor Area 919 sq ft – 85 sq m
 Second Floor Area 919 sq ft – 85 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practice. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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