

KEtm
KINGSLEY
EVANS

34 Bath Parade

Cheltenham, Gloucestershire, GL53 7HU

34 Bath Parade

Cheltenham, Gloucestershire, GL53 7HU

A wonderful home, nestled within lovely landscaped gardens, forming part of this extremely attractive street scene of mainly period houses.

- Reception hall
- Sitting room
- Snug
- Kitchen/Dining room
- Basement/Bedroom 4 with en suite facilities
- Three double bedrooms
- Family bathroom
- Outbuilding currently used as a utility room
- Landscaped gardens

A true example of a wonderful Edwardian semi-detached property and one of the few on this stretch of Bath Parade to come to the market in recent years. Lovingly maintained and enhanced over very recent years, the owner has carefully curated a blend of period features with a modern style using contemporary fittings with an immaculate finish. The property offers excellent living and bedroom space with character throughout making it the most comfortable home. The accommodation is superbly proportioned with a lovely flow of space and full of natural light.

The entrance hall introduces the reception space with a double living room to one side. Arranged as a sitting room, a charming room with a large bay window and an attractive fireplace with a cast iron inset is a lovely focal point.

Opening from the sitting room is a cosy snug, a more intimate space flowing from the main reception room. Thoughtfully positioned to feel part of the sitting room yet its own space, it enhances the home's versatility and can be used as required.



The kitchen is a well-designed space, wonderful for both family life and entertaining. The heart of the home it is well-appointed with a range of modern fitted units and integrated appliances. There is ample space for a dining table, and the connection to the gardens makes it a perfect indoor/outdoor living area.

On the lower ground floor is a further room with en suite facilities, making it an ideal occasional guest bedroom or to use, as many are, as a home office or studio, away from the main house.

On the first floor are three very generous bedrooms. The principal bedroom enjoys a pleasant outlook through two large Sash windows and has the benefit of fitted wardrobes and a feature fireplace. Two further rooms, both double in size, are set around the landing with a modern family bathroom that serves all the bedrooms.

Outside:

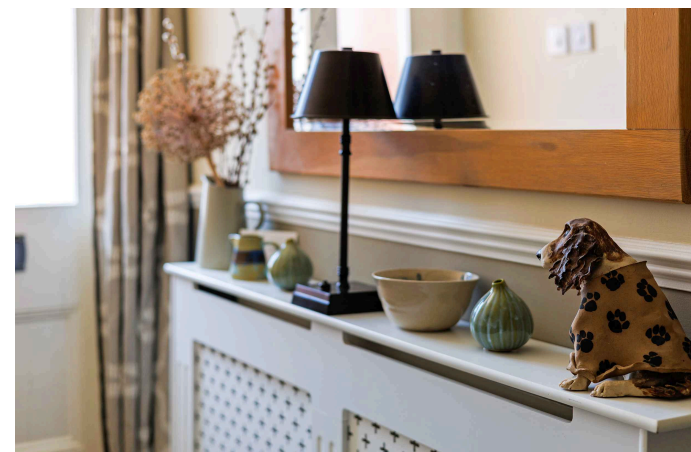
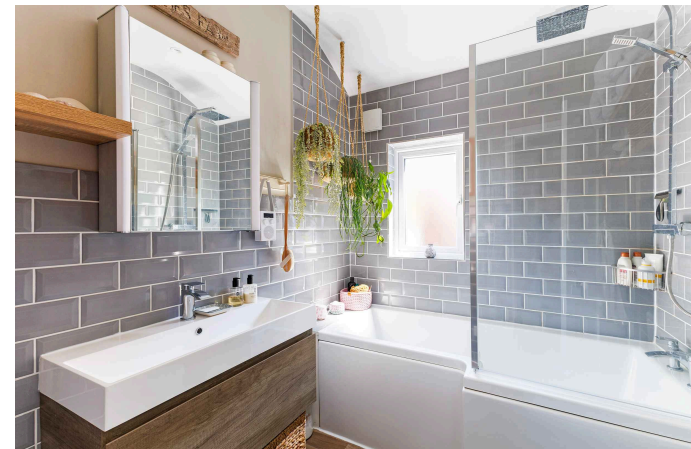
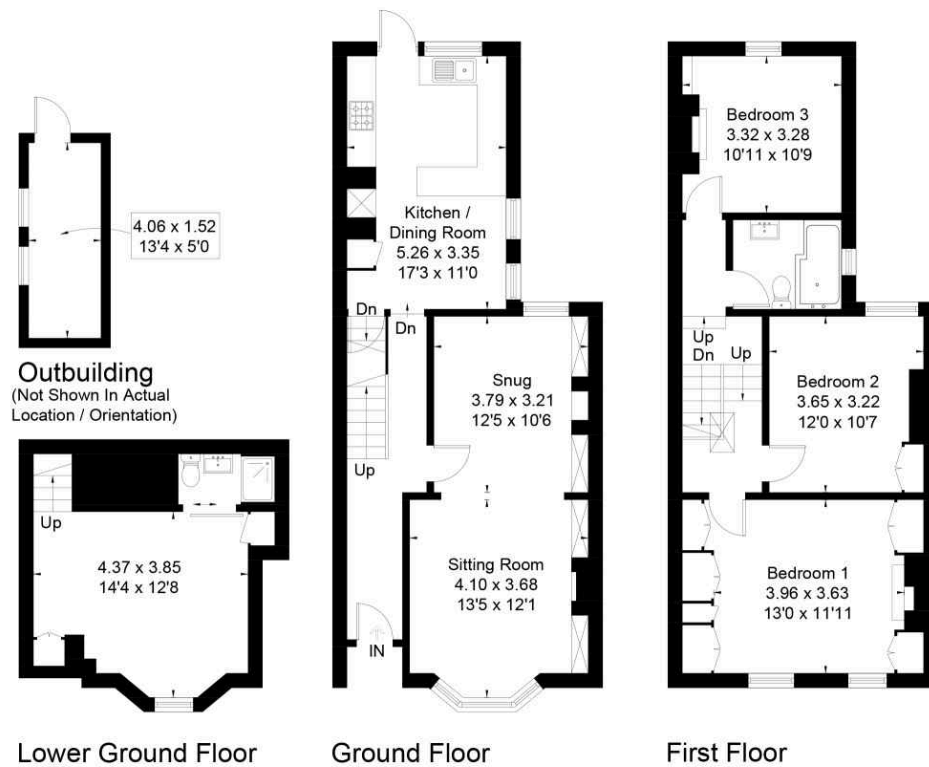
An attractive and beautifully landscaped garden, predominantly paved for ease of maintenance, offers a lovely outlook for the house. Framed with mature shrubs and established trees, the space enjoys a sense of a green outside space and one of such good size, rarely found living so close to the town centre. A shed provides practical storage for tools and equipment. Whilst a wonderful space to sit outside and enjoy, it has been designed to be easy to maintain.

Parallel to the property, there is a highly practical building, offering additional functionality to complement the house. Thoughtfully fitted with ample shelving and generous storage solutions, it provides an ideal environment for organisation and utility. Complete with power and plumbing, it serves perfectly as a dedicated laundry or utility room, while still offering the flexibility for use as a workshop, hobby space, or garden store.



FLOORPLANS

Approximate Floor Area = 131.5 sq m / 1415 sq ft
Outbuilding = 6.1 sq m / 66 sq ft
Total = 137.6 sq m / 1481 sq ft



Kingsley Evans
115 Promenade
Cheltenham
Gloucestershire
GL50 1NW

t: +44 (0) 1242 222292
e: info@kingsleyevans.co.uk
w: www.kingsleyevans.co.uk

IMPORTANT NOTICE: Kingsley Evans, their clients and any joint agents give notice that 1. They are not authorised to make or give any representations or warranties in relations to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kingsley Evans have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

