



69 ALBEMARLE GATE
Cheltenham | Gloucestershire | GL50 4PH

HUGHES **HS** SEALEY

Welcome to... 69 ALBEMARLE GATE

Welcome to Number 69, Albermarle Gate, a spacious four-bedroom, semi-detached family home, located within this highly sought after district of Cheltenham, offered for sale with no onward chain. At a stage where one could apply their own mark to the property, the home affords a wealth of accommodation across the two floors and further benefits from driveway parking, an enclosed garden and super views to the front elevation across Pittville Park.

Accessed via the entrance porch, internally the home features a welcoming and central entrance hall that allows access to all the ground floor rooms. To the front of the property is the spacious living room which enjoys plenty of natural light from the large picture window whilst to the centre of the room and providing a focal point is a gas living flame fire. Further rooms to the ground floor include the fitted kitchen, benefiting from a wealth of fitted units, which sits alongside a host of integrated

appliances, whilst to the rear of the property is the garden room. Completing the ground floor is a double bedroom and modern wet room which has been specifically designed for those using a wheelchair. To the upstairs are three bedrooms and the family bathroom. Of the bedrooms two of the rooms are double bedrooms with the final room being a good sized single. The family bathroom is a four-piece and so enjoys a bath and separate shower.









Explore outside... 69 ALBEMARLE GATE

Externally, the front is mainly laid to lawn whilst to the rear are two paved terraces, lawns and established flower beds. Furthermore, double gates to the rear of the garden allow one to park the car on the driveway.

LOCATION

The house is positioned within touching distance of Pittville Park which features a children's play area, boating lake, cafes and of course the Pump Rooms. Within a twenty-minute walk is the town centre which enjoys a wealth of national and independent shops to include the John Lewis department store as well as the fashionable shopping districts of Montpellier and the Promenade. Cheltenham plays host to several festivals throughout the year to include

Music, Food and Literature. The town is also known for its excellent schools whilst commuter links are easily accessed with the town enjoying direct links to the M5 motorway as well as a main line train station

KEY FEATURES

- A four-bedroom, semi-detached family home, located within this sought after area of Cheltenham
- Offered for sale with no onward chain
- At a stage where one can apply their own stamp to the property
- Driveway parking to the rear plus enclosed rear garden
- Entrance Porch, entrance hall and spacious living room to the front of the property

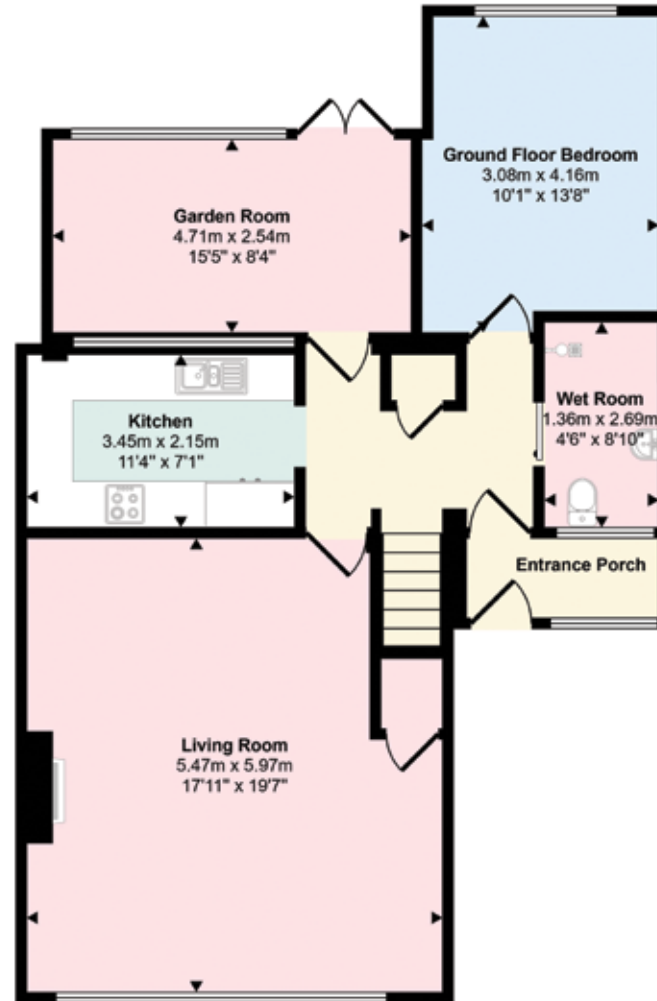
- Further accommodation comprises fitted kitchen, garden room, ground floor bedroom and wet room
- To the upstairs are two double bedrooms, one single bedroom and family bathroom
- Property features double glazing and gas-fired central heating
- Views to the front of the property over Pittville Park
- Internal Viewings Recommended

Location

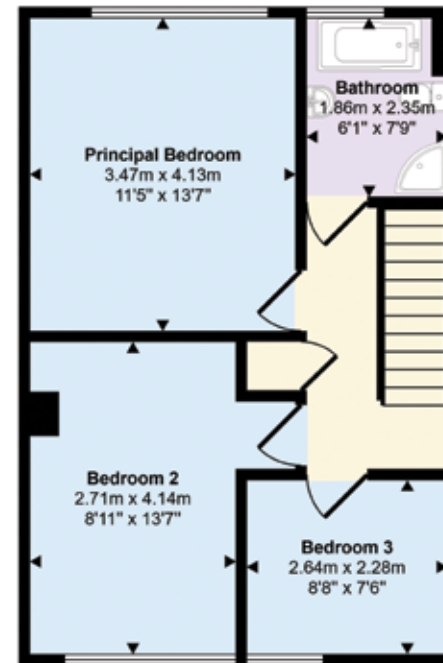
To locate the property, please enter the following postcode into your sat nav system: GL50 4PH. Upon arrival, the property can be identified by our For Sale sign.



Approx Gross Internal Area
128 sq m / 1381 sq ft



Ground Floor
Approx 82 sq m / 886 sq ft



First Floor
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that an item shown is included with the property. For a free valuation, contact 01242 220080. Copyright © Hughes Sealey. Registered in England and Wales. Company Reg No. 11126899
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