Tayler & Fletcher

Estate Agents
Auctioneers & Valuers

Flats 1 - 4, 25 Hewlett Road

Cheltenham
Gloucestershire
GL52 6AD

A substantial Georgian Town House comprising four spacious self contained 1 bedroom apartments over four floors with a private south facing garden to the rear.

Guide Price £500,000

Flats 1 - 4, 25 Hewlett Road

Cheltenham, Gloucestershire, GL52 6AD

- Georgian Town House
- Good Central Location
- 4 Large Apartments - Fully Let
- South Facing Garden
- Close to facilities
- Investment Opportunity

LOCATION

The property is situated on the South side of Hewlett Road, a popular and convenient residential setting a short distance from the Town centre. There are a range of immediate local amenities and conveniences including a Co-operative food store, chemist, Post Office, dentist, opticians, and library, catering to everyday needs. Families will appreciate the proximity to three good local primary and secondary schooling.

Cheltenham is renowned for its rich cultural scene, hosting a variety of festivals throughout the year including Jazz, Literature, Science and Food together with the summer Cricket festival at Cheltenham College to the thrilling Horse Racing festival at Prestbury Park. Cheltenham is also well known for its vibrant retail scene, specifically on the Promenade, Montpelier and High Street which is home to many national and boutique retailers. In addition there are a wide variety of restaurants and other hostelries. Cheltenham also has the Everyman Theatre, a multiplex cinema and the impressive Town Hall which hosts a number of events. Cheltenham Spa main line station has regular services to London Paddington via Swindon, Bristol Temple Meads, Birmingham New Street, Cardiff and beyond.

Cheltenham is well situated close to Junction 12 of the M5 with access to the Midlands to the north and Bristol and the M4 interchange to the south.

DESCRIPTON

No.25 Hewlett Road comprises a substantial town house of rendered elevations with Georgian style sash windows and accommodation arranged over four floors. There is a private South facing garden to the rear with separate access. The property is currently subdivided into four 1 bedroom apartments that are all let out on assured shorthold tenancy agreements. The property extends to approximately 2720 Sqft.

Lower Ground Floor Apartment

With accommodation comprising a private access to the front and also to the rear garden, a small kitchen, good sized living room, double bedroom and shower room.

Ground Floor Apartment

With access from the communal hall at ground floor level leading in turn to a private hall with built in cupboard, a light and spacious living room with kitchen, dining and seating areas, a separate bathroom and double bedroom with a view out over the year garden.

First Floor Apartment

Comprising access from the communal landing in turn leading to an inner hall, with bathroom off, an open plan kitchen/dining room with a view out over the rear garden, a separate good sized light and spacious sitting room with windows to the front, and a separate bedroom also with a window to the front.

Second Floor Apartment

Accessed from the second floor landing and stairway, with an central hall, with a bathroom off. Set to the rear is a good sized open plan kitchen and dining room, with window overlooking the rear garden and set to the front is a good sized living room with two windows to the front. There is also a double bedroom with window to the front elevation.

Outside

The property is set back on Hewlett Road, with iron railings and a path to the communal front door. An external stair leads down to the Ground Floor Flat. Set to the rear of the property is a private garden laid mainly to lawn, with a stone path and railings, with access from the communal hall at ground floor level. A retaining wall and external stair, lead down to the Lower Ground floor flat. There is a separate pedestrian access to the rear leading to Sidney Street.

VIEWING

Strictly by prior appointment via our Bourton-on-the-Water Office. Tel: 01451 820913.

TENURE & POSSESSION

Freehold subject to existing residential tenancies.
Lower ground floor flat: £650 per calendar month
Ground floor flat: £825 per calendar month
First floor flat: £610 per calendar month
Second floor flat: £450 per calendar month. (currently discounted for family member).
Total - £2535 per calendar month

EPC Ratings

Flat 1 Band D.
Flat 2 Band E.
Flat 3 Band E.
Flat 4 Band D.

SERVICES

Mains Electricity, Water and Drainage are connected.

LOCAL AUTHORITY

Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, Gloucestershire GL50 9SA (Tel: 01242 262626) www.cheltenham.gov.uk.

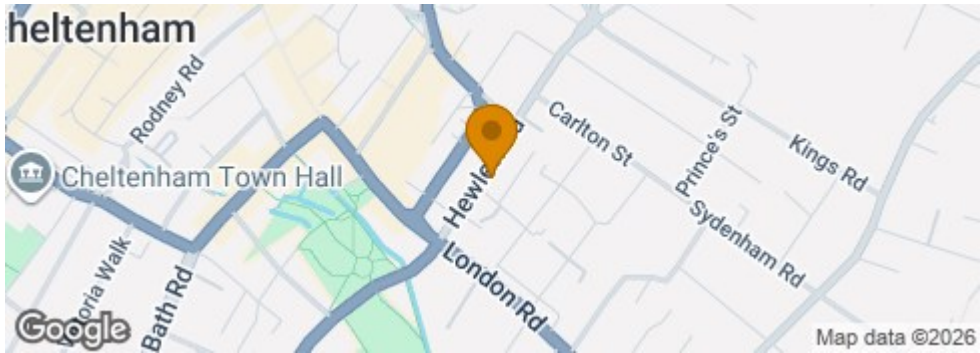
COUNCIL TAX

All flats are Band A for Council Tax Purposes. Rates payable 2026/2027 £1,497.68 per apartment.

DIRECTIONS

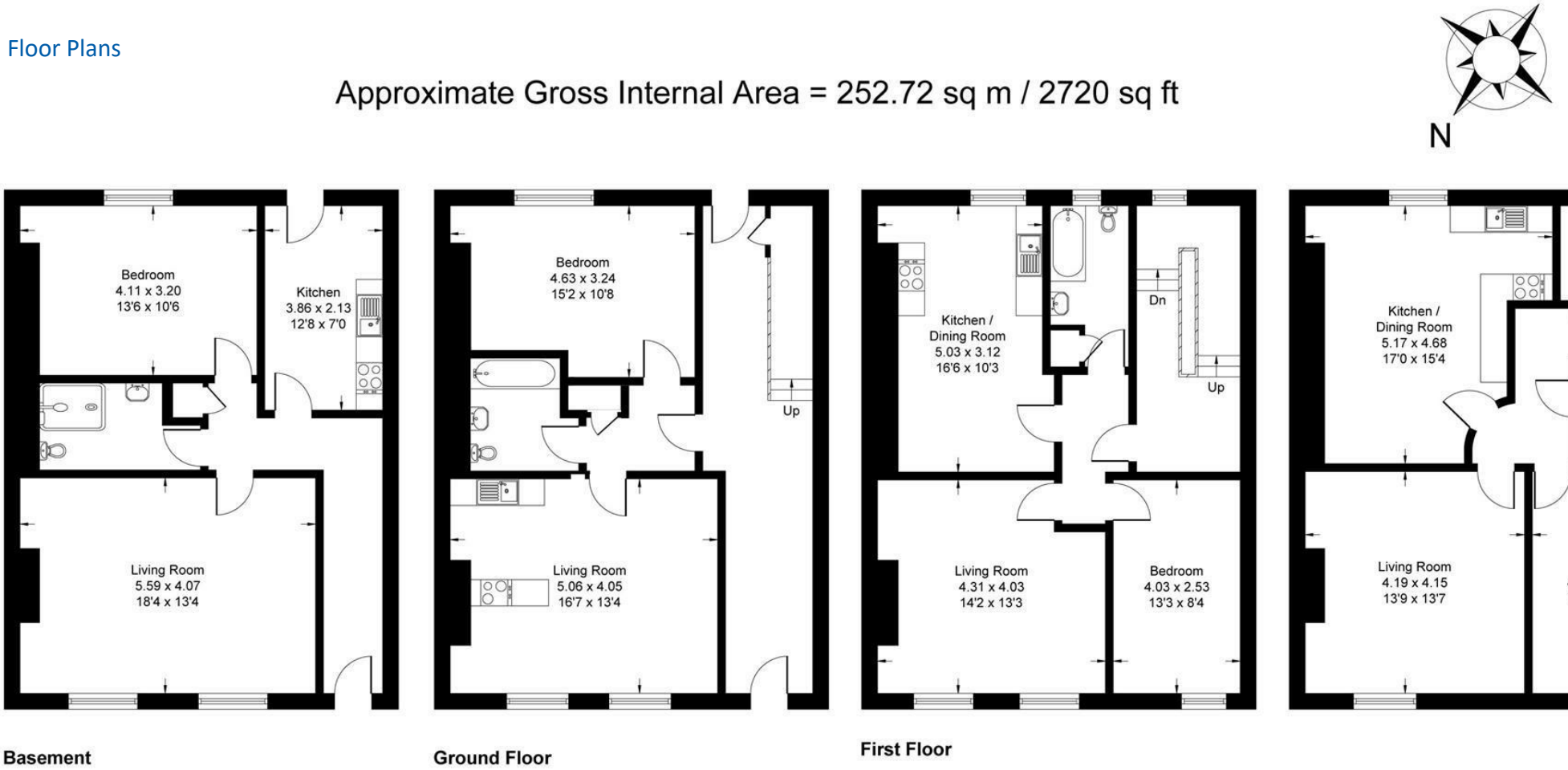
Enter Cheltenham on the A40 Passing through Charlton Kings and proceeding in towards the town centre. Pass through the traffic lights with Hales road and at the next set of traffic lights turn right into Hewlett Road and No.25 will be found shortly on the right hand side.
What3Words ///rises.moves.mercy

Area Map



Floor Plans

Approximate Gross Internal Area = 252.72 sq m / 2720 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Viewing

Please contact our Bourton-on-the-Water Sales Office on 01451 820913 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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