

198D HEWLETT ROAD,  
CHELTENHAM, GLOUCESTERSHIRE, GL52 6UQ

 Charles Lear

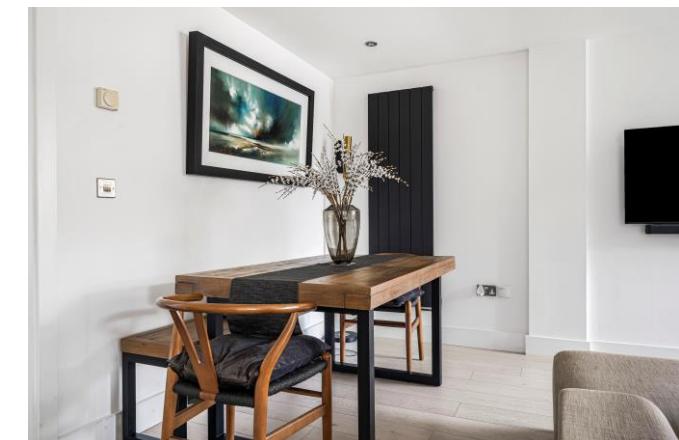
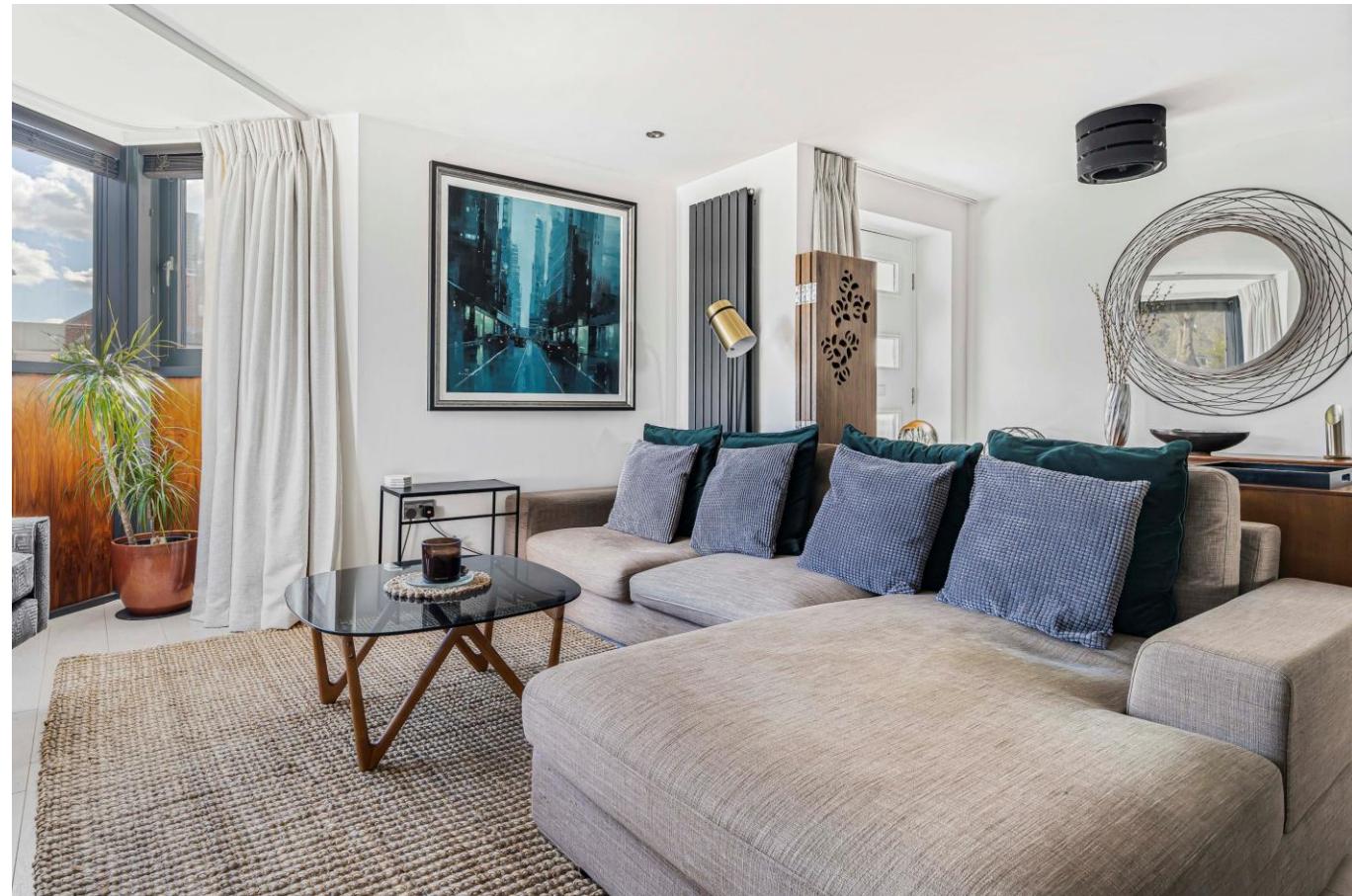


## 198D HEWLETT ROAD

Built in 2017 to a high standard is this well proportioned, four bedroom semi detached home with accommodation arranged over three floors, three bathrooms and ample off road parking. The property is within easy reach of local schools, amenities, Pittville park and the town centre.

### DESCRIPTION

- Modern three storey townhouse
- Four well proportioned bedrooms, two with en-suites and a principal bathroom
- 16'9 x 16'1 open plan reception/dining room with a unique box bay window and vertical radiators
- Open plan kitchen diner fitted with Neff appliances, Quartz work surfaces and bifold doors that open to the rear garden
- Top floor principal suite with a triple wardrobe and an incredible full width en-suite
- Two further double bedrooms (one again with an en-suite), a single bedroom and the family bathroom
- Two very usable garden spaces, both low maintenance and one benefitting a purpose built home office with power and light
- Driveway parking for three vehicles – two to the rear and one to the front





#### SITUATION

Hewlett Road is situated within a stones throw of a variety of amenities on along the same road, whilst the High Street and town centre are reachable on foot at a leisurely pace within fifteen minutes. Pittville Park with its boating lake, historic Pump Rooms and children's play area are also within proximity. The area is fortunate to benefit from a good selection of children's nurseries, primary and secondary schools including Berkhamstead Preparatory School, which is on Pittville Circus Road, whilst some of the finest countryside and views the town has to offer can be found nearby on Cleeve Hill and Aggs Hill.

#### GENERAL INFORMATION

##### Services:

Mains water, electricity, gas and drainage are connected to the property.

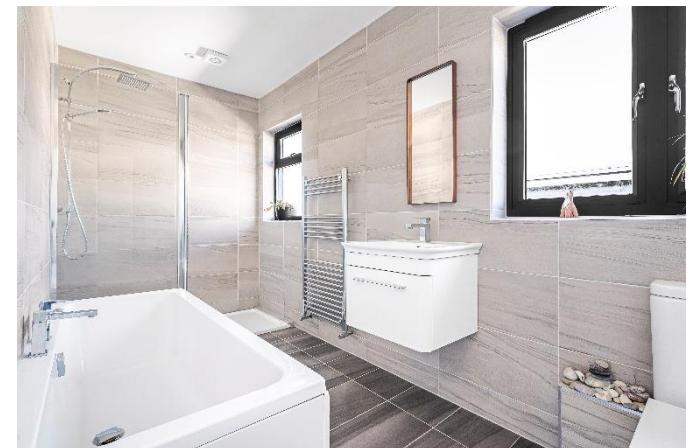
##### Local Authority:

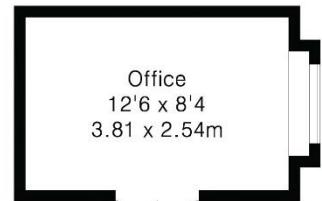
Cheltenham Borough Council – 01242 262626.

Tax Band: (G) - £3,416.06pa. (2023/2024).

#### VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.





Outbuilding

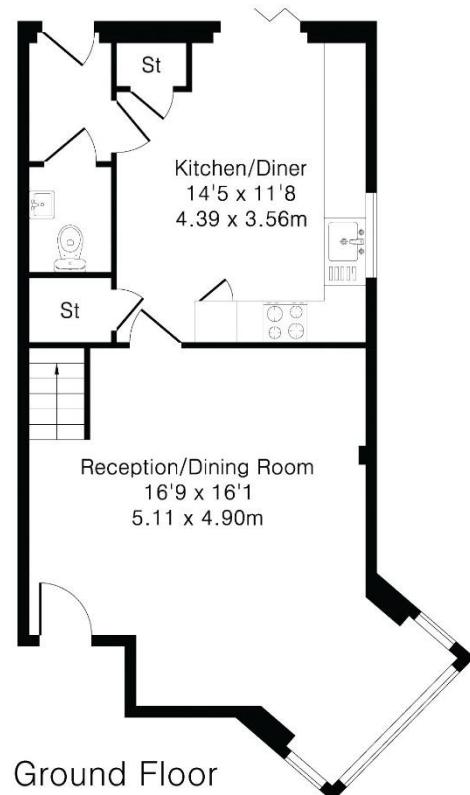
### Approximate Gross Internal Area 1481 sq ft - 137 sq m

Ground Floor Area 520 sq ft – 48 sq m

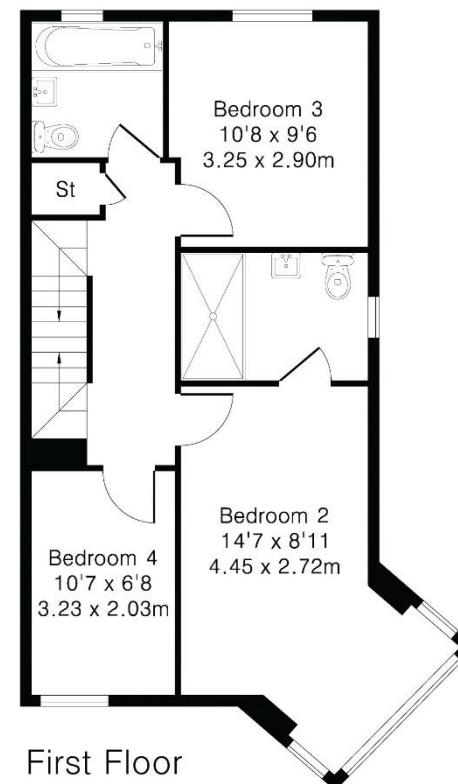
First Floor Area 537 sq ft – 50 sq m

Second Floor Area 315 sq ft – 29 sq m

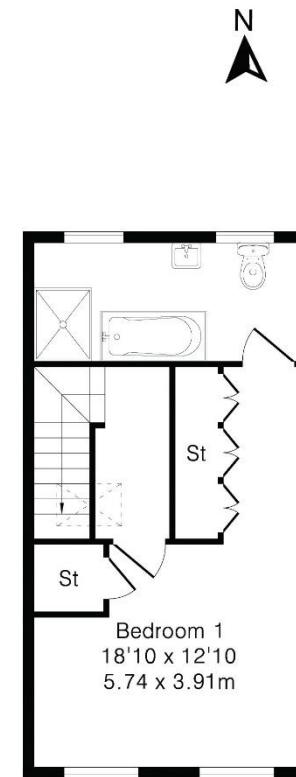
Outbuilding Area 109 sq ft – 10 sq m



Ground Floor



First Floor



Second Floor

