

88B LANSDOWN ROAD,
CHELTENHAM, GLOUCESTERSHIRE, GL51 6QR

 Charles Lear



88B LANSDOWN ROAD

An exciting opportunity to purchase this substantial semi-detached townhouse in an enviable location, set back from Lansdown Road within a walk of the train station. The accommodation, which is arranged over three floors offers five bedrooms, three bathrooms and measures 2,165sq.ft.

DESCRIPTION

Set back from the road and approached via a block paved driveway providing off road parking for a number of vehicles, This attractive contemporary residence has been created and finished to exacting standards by the present owner. An imposing front door leads through to a wide reception hall with a bike and bin store, cloakroom and cloak cupboard. The reception hall also leads through to a substantial sitting room which opens into a formal dining area off the kitchen with sliding doors into the garden. The kitchen is contemporary in style and provides an excellent array of wall and base level storage units incorporating an island and integrated appliances throughout. The first-floor plays host to four bedrooms and two bath/shower rooms including a contemporary en-suite to the guest bedroom and a generous family bathroom to the remaining three bedrooms to share. In addition, the generous double bedroom to the front of the property has an enclosed balcony with a stunning view across Dean Close School playing fields. The principal bedroom occupies the entirety of the top floor which provides a dressing area, space for wardrobes and a contemporary shower room. Outside and to the rear is a large but manageable and beautifully landscaped rear garden.





SITUATION

Set back from the road and enjoying three parking spaces, this contemporary home is located on one of the town's main access routes leading to the fashionable Montpellier district. Opposite the property is one of the town's most respected schools, Dean Close, whilst Bournside School, Cheltenham Ladies College and Cheltenham College are all within walking distance. The property is in an excellent position for access to the main transport links including the M5 motorway at J11 and Cheltenham Spa Railway Station. Nearby are the fashionable districts of Montpellier, Lansdown and Tivoli as well as the historic Christ Church.

GENERAL INFORMATION

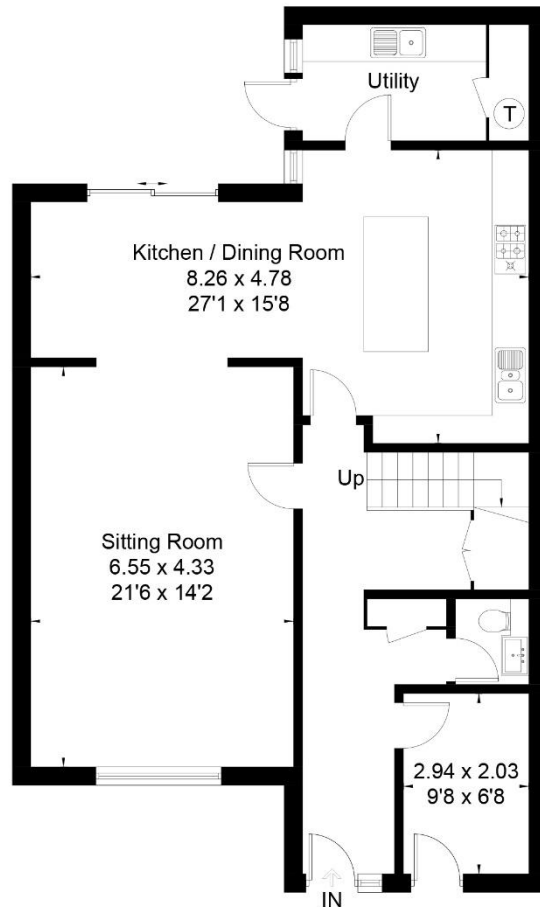
Mains gas, electricity, water and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (TBC).

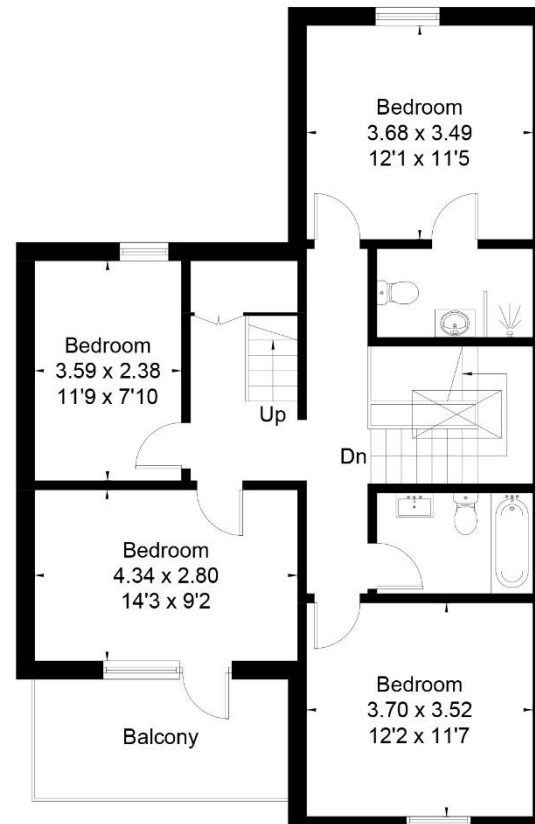
VIEWINGS

Viewings are strictly by prior appointment through Charles Lear & Co. on 01242 222722.

Approximate Floor Area = 201.1 sq m / 2165 sq ft



Ground Floor



First Floor



Second Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61633