

20 SANDFORD PARK PLACE
CHELTENHAM, GLOUCESTERSHIRE, GL52 6HP

 Charles Lear



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In a fantastic location, central yet quietly tucked away, this impressive end of terrace modern three storey town house forms part of a small select development constructed in the late 1990s by Charles Church Homes with the benefit of off road parking for two vehicles, garaging, a west facing town garden and uniquely, owners private gated access onto Sandford Park.

- Reception hall with stairs to the first floor, door to the garage and a cloakroom with white sanitary ware
- Beautiful contemporary kitchen with doors to the garden, recently laid quality Karndean flooring, a range cooker along with a selection of integrated appliances including a fridge/freezer and dishwasher
- Superb first floor sitting room with three windows flooding the room with light and a pretty marble fireplace creating a focal point in the room
- Two first floor double bedrooms and a recently refitted contemporary shower room
- Two beautifully appointed second floor bedroom suites, both with a generous built in storage, and the principal benefits from a south facing sun balcony
- Large garage with a utility area, a pretty and low maintenance west town garden and two parking spaces at the front of the property

Forming part of a small and sought after development of similar properties, this wonderful townhouse offers versatile and spacious accommodation set over three floors with the benefit of a sun balcony on the front, views of Sandford Park at the rear along with a low maintenance garden, garage with a utility area, a superb kitchen/dining room with doors to the garden, four bedrooms including two suites and a first floor sitting room with a marble fireplace.





SITUATION

Sandford Park Place is a tranquil residential enclave tucked away less than half a mile from the town's main shopping districts including the Promenade and Montpellier. The development benefits from private gated residents access to Sandford Park where the town's famous open air heated lido is situated, also close by is Cheltenham General Hospital. Cheltenham is a Regency Spa town located on the edge of the Cotswolds deemed an area of outstanding natural beauty. Historically the town has had a thriving social calendar hosting a number of popular festivals throughout the calendar year including literature, jazz, science and cricket held at Cheltenham College.

GENERAL INFORMATION

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

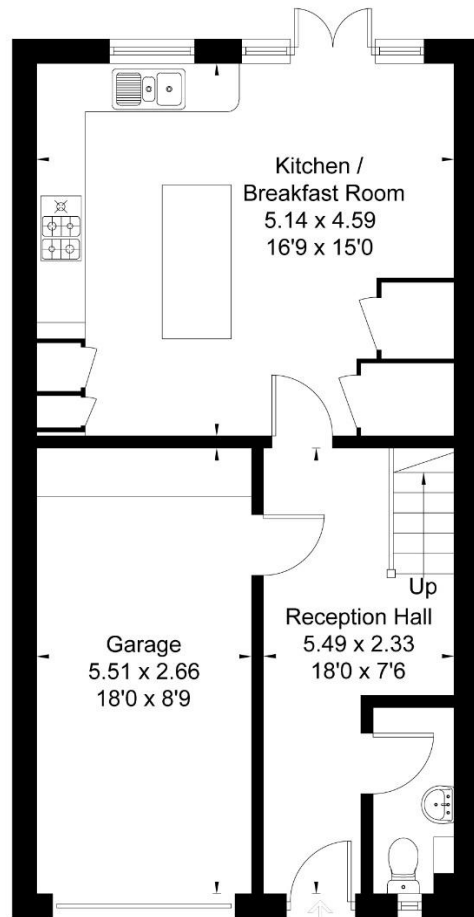
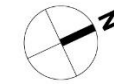
Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (F) - £ 2,824.64 pa. (2022/2023).
EPC Rating: C

VIEWINGS

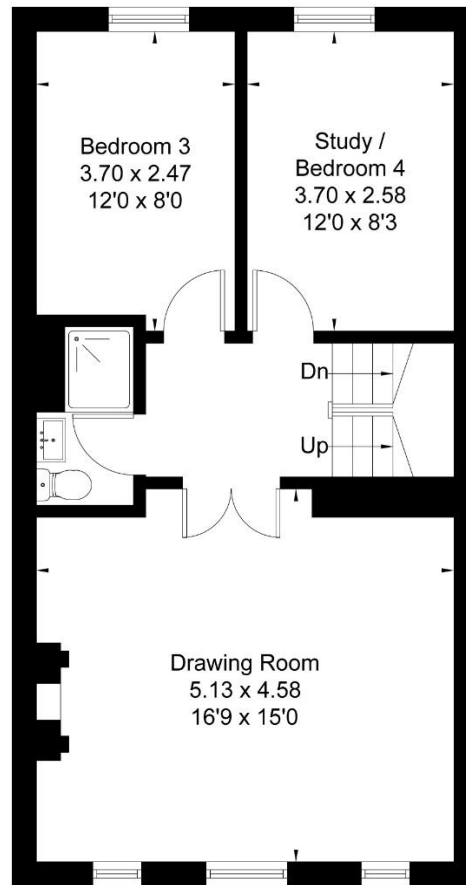
Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.



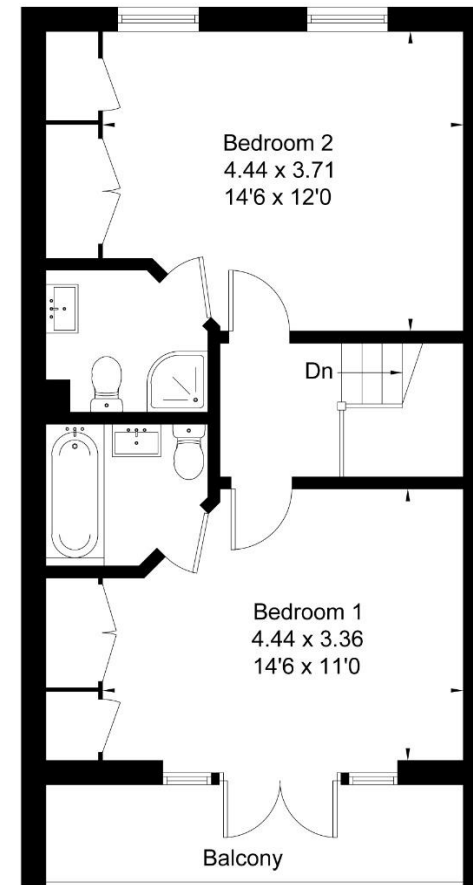
Approximate Area = 151.0 sq m / 1630 sq ft (Including Garage)



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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