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# Albemarle Gate, Pittville, Cheltenham, Glos. GL50 4PJ.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.  
**Preliminary Details**



**Description:** A Well Presented Three Bedroom Extended End Of Terrace House. The Accommodation Comprises Of:- Extended Living Room, Dining Area, Kitchen, Cloakroom, Three Bedrooms And A Bathroom. There Is Also A Good Size One Room Annex Adjoining The Side Of The Property Accessed Via The Rear Garden Making An Ideal Office Or Playroom. Further Benefits Include Having A Garage, Off Road Parking, Gardens And Located Close To Pittville Park. Viewing Is Recommended.

## Guide Price £220,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

*Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.*

**Entrance:** Via half opaque double-glazed entrance door to:-

**Hallway:** Doors to Living Room, Dining Area, Kitchen & Cloakroom. Two under-stairs storage cupboards. Double radiator. Wooden flooring. Ceiling coving.

**Downstairs Cloakroom:** Opaque double-glazed window to front aspect. Tiled walls. Close-coupled w.c. Wall mounted corner wash hand basin. Tiled flooring.

**Kitchen: 2.96m x 2.55m** Double-glazed window to front aspect. Range of wall and base units base units with roll edge with top over. Gas cooker point. Under unit appliance spaces. One and a half bowl sink and drainer unit with mixer tap over. Plumbing for automatic washing machine. Tiled splash-backs. Serving hatch through to Dining Area. Wall mounted Worcester boiler.





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**Living Room: 5.34m x 5.16m** Double-glazed sliding patio doors to rear aspect. Ceiling Coving. Telephone point. Television aerial point. Two Double radiators. Open archway to:-



**Dining Area: 2.98m x 2.25m** Window to side aspect.

**Landing:** Doors to Bedrooms & Bathroom. Loft access hatch. Over-stairs airing cupboard.

**Bedroom One: 4.35m x 3.07m** Double-glazed tilt and slide door with side panel; to the rear leading out on to the balcony. Built in double wardrobe. Double-radiator. Telephone point.



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**Bedroom Two: 3.33m x 3.08m** Double-glazed bay window to front aspect. Double radiator. Heated towel rail. Built in double wardrobe.



**Bedroom Three: 3.32m x 2.24m** Double-glazed window to rear aspect. Radiator.

**Bathroom:** Opaque double-glazed window to front aspect. Suite comprising:- panelled bath with shower over, pedestal wash hand basin and close-coupled w.c. Double radiator. Tiled walls. Electric shaver socket. Wall mounted extractor fan.

**Annex: 4.62m x 2.60m** Accessed via double-glazed door from garden. Double-glazed window to rear and side aspects. Radiator. Ideal as a home office or playroom.

**Outside:**

**Front:** Low maintenance front garden with various trees, plants and shrubs. Pathway leading to front door. Off road parking for one vehicle. Outside tap.

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**Rear: 10.78m maximum x 8.00m maximum** Steps down from Living Room in to the garden with large patio area. Two small lawn areas. Feature fish pond. Bounded by mixture of brick walling and wooden fencing. Pathway leading to back wooden gate. Pedestrian access in to garage. Outside tap.



**Garage:** Up and over main door. Pedestrian access door accessible from garden. Lighting.

**Tenure:** Freehold

**Viewing:** By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029



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Energy Efficiency Rating			Environmental (CO <sub>2</sub> ) Impact Rating		
	CURRENT	POTENTIAL		CURRENT	POTENTIAL
Very energy efficient - lower running costs			Very environmentally friendly - Lower CO <sub>2</sub>		
(92 - 100) <b>A</b>			(92 - 100) <b>A</b>		
(81 - 91) <b>B</b>			(81 - 91) <b>B</b>		
(69 - 80) <b>C</b>		71	(69 - 80) <b>C</b>		70
(55 - 68) <b>D</b>	68		(55 - 68) <b>D</b>	67	
(39 - 54) <b>E</b>			(39 - 54) <b>E</b>		
(21 - 38) <b>F</b>			(21 - 38) <b>F</b>		
(1 - 20) <b>G</b>			(1 - 20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - High CO <sub>2</sub>		
<b>RATING</b>			<b>RATING</b>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Email: [property@youngandgilling.com](mailto:property@youngandgilling.com) or Internet [www.youngandgilling.com](http://www.youngandgilling.com)**

#### Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

#### Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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