



# 49 ALBEMARLE GATE

Pittville, Cheltenham, GL50 4PH

**KE**<sup>tm</sup>  
KINGSLEY  
EVANS

# 49 ALBEMARLE GATE

PITTVILLE, CHELTENHAM, GL50 4PH

*An exciting opportunity to acquire a home ideal for renovation with garaging and a lovely garden on a popular road overlooking Pittville Park*

Reception Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Three Bedrooms  
• Bathroom • Garden • Garage

## DESCRIPTION

An excellent opportunity to acquire a three-bedroom semi-detached home on this sought after road, overlooking the famous Pittville park and boating lake. Albemarle Gate has been a much-loved family home for many years and now offers the chance for refurbishment. Rarely do homes come to the market in this area with such an opportunity.

Internally the accommodation is a lovely size comprising a large sitting room to the front, dining room and a kitchen/breakfast room overlooking the rear garden. Upstairs, there are three double bedrooms and a bathroom.

## OUTSIDE

A rare find for town living, the house has a garage and off-road parking with a lovely rear garden. The beautiful Pittville Park is a natural extension to the garden.

## SITUATION

Albemarle Gate is a much sought after Pittville address, a wide road overlooking the park green with pretty cul-de-sacs set off. Within view, and only a short stroll, is Pittville Park, one of the country's finest parks known for its boating lake, Pump Rooms and play area. This idyllic location is much of the appeal of the property, serving as an extended ground and only a short walk further to Cheltenham's fashionable shopping districts Montpellier and Promenade. The town and this area are known for its excellent local state and private schools and accessibility to the university and Racecourse. Motorway links are extremely accessible, with easy access to the M5 Motorway and main line train station with lines to major cities.

## SERVICES

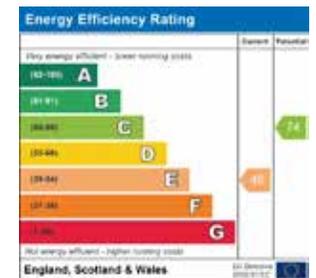
All mains services connected

## LOCAL AUTHORITY

Cheltenham Borough Council



Approximate Area = 120.7 sq m / 1299 sq ft  
Garage = 28.9 sq m / 311 sq ft  
Total = 149.6 sq m / 1610 sq ft  
Including Limited Use Area (2.1 sq m / 23 sq ft)



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