

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Lichfield Drive

Cheltenham, GL51 3DH

Offers Around £340,000



Council Tax: D



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Offers Around £340,000



## Hallway

12'7" x 5'4" (3.85 x 1.63)

## Living Area

13'3" x 11'5" (4.05 x 3.50)

## Dining Area

11'0" x 8'11" (3.37 x 2.72 )

## Kitchen

10'3" x 7'10" (3.14 x 2.41)

## Bedroom 1

15'5" x 10'0" (4.70 x 3.06)

## Bedroom 2

11'0" x 10'0" (3.36 x 3.05)

## Bedroom 3

8'9" x 7'0" (2.67 x 2.15)

## W/C

2'7" x 4'4" (0.81 x 1.34)

## Bathroom

4'11" x 7'0" (1.52 x 2.14)

- In Need of Refurbishment
- Detached
- Three Bedrooms
- Living/Dining Room
- Galley Kitchen
- Family Bathroom with separate W/C
- South West Facing Garden
- Driveway
- Detached Garage
- EPC Rating: E

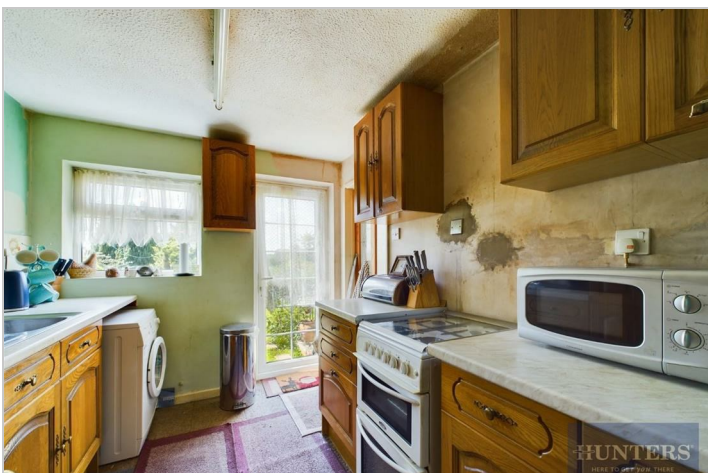
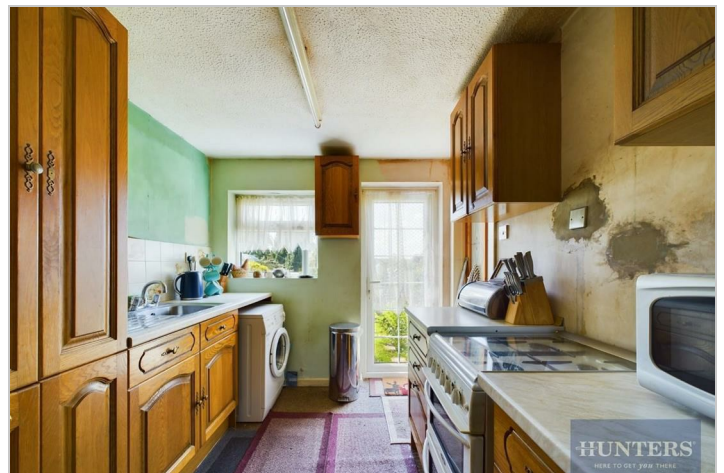
A three bedroom, detached property in need of refurbishment set on a decent plot.

Located in the popular setting of Warden Hill, within walking distance to Warden Hill Primary School, Bournside Secondary School, and local convenience stores. Cheltenham Town Centre is walkable in 30 minutes, or there are regular bus routes to take you to Montpellier or Town Centre.

Accommodation briefly comprises; entrance hall with stairs leading to the first floor, living/dining room to the right, and galley kitchen to the rear with a door leading to the garden. Upstairs are two doubles and a decent single, as well as family bathroom with a bath and separate w/c.

The property enjoys a southerly-west aspect, and backs on to Warden Hill Primary School playing field.

Further benefits include a generous front garden with driveway parking and detached garage.



## Road Map



## Hybrid Map



## Terrain Map



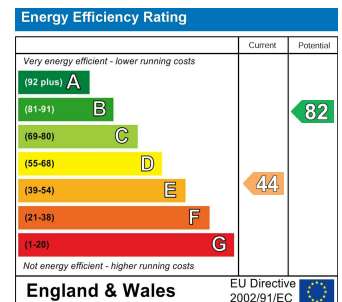
## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.