

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bournside Drive

Cheltenham, GL51 3AP

Asking Price £495,000



Council Tax: D



# 5 Bournside Drive

Cheltenham, GL51 3AP

Asking Price £495,000



Hunters of Cheltenham are delighted to bring this exceptional four bedroom traditional bay fronted semi-detached family home to the sales market.

This fine home has been extended over the driveway to offer plenty of space for a growing family. Bournside Drive is a small exclusive cul-de-sac, just off the Warden Hill Road, behind Bournside Road. The present owners have resided here for many years and have thoroughly enjoyed the quite location with the benefit of being just 18 minutes walk from Montpellier and Montpellier Gardens (distances taken from Google maps).

This fine property offers the following accommodation:

**Ground Floor:** The entrance porch has been fashioned from the original architectural arched recess with a bespoke double-glazed window and door frame. The entrance hall welcomes you to a traditionally presented home. The formal front living room has a deep bay window. To the rear, the property has been opened out to a more modern kitchen/dining area which is highly desirable. Double doors lead to a conservatory.

**First Floor:** The main bedroom sits to the rear of the property alongside the bathroom. Bedrooms two and four (the original single bedroom three) sit to the front. The extension provides the third largest bedroom which also has a sub room off. This could be a study, computer room or a separate living room attached to bedroom three making it a stunning teenager's 'pad'.

**Outside:** The rear garden is reasonably low maintenance and enjoys a high degree of privacy. There is ample parking leading to a carport and garage beyond.

**Summary:** This lovely home is definitely not a one-trick-pony, its location enables the owners to enjoy the fruits of two desirable parts of Cheltenham being close to the town with its restaurants, shops and lifestyle and also being close to Hatherley with its enviable range of highly performing schools, GCHQ and quick access to the M5 Motorway.

This property comes highly recommended.

Viewing by appointment only.

Tel: 01242 528500

- A Traditional Bay Fronted Semi-Detached
- Extended to Four Bedrooms and a Study/Den
- Fabulous Location
- Kitchen/Dining Room
- Conservatory
- Low Maintenance Private Rear Garden
- Ample Off Road Parking & Garage
- The Owners Have Found an Onward Purchase
- Freehold Property
- Council Tax Band D | EPC Rating D

#### Living Room

13'9" x 10'11" (4.21 x 3.34)

#### Kitchen Dining Room

19'3" x 12'4" (5.89 x 3.78)

#### Conservatory

8'11" x 8'0" (2.73 x 2.46)

#### Bedroom One

12'4" x 9'10" (3.78 x 3.00)

#### Bedroom Two

11'10" x 10'11" (3.63 x 3.35)

#### Bedroom Three

11'0" x 7'10" (3.36 x 2.41)

#### Study/Den

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

#### Bedroom Four

8'3" x 7'8" (2.53 x 2.36)

#### Family Bathroom



## Road Map



## Hybrid Map



## Terrain Map



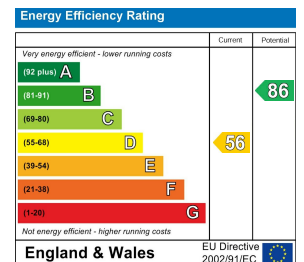
## Floor Plan



## 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.