

HUNTERS®

HERE TO GET *you* THERE



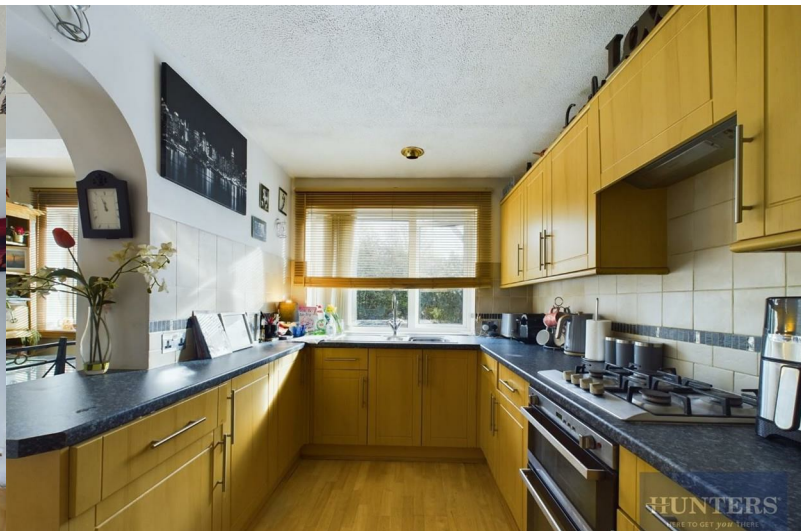
Carmarthen Road

Cheltenham, GL51 3LA

Offers In Excess Of £400,000



Council Tax: C



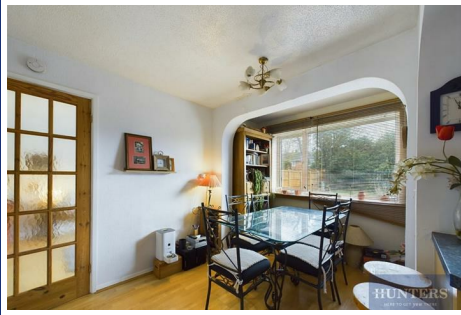
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Offers In Excess Of £400,000



Here we have a fabulous, extended, traditional 1960's four-bedroom semi-detached family home with a non-overlooked rear garden, located in the Up Hatherley residential area. This fine home will require some light cosmetic updating to reach its full potential, but the property has been extended on both the ground floor and the first floor to provide a perfect living space for any family.

The accommodation includes the following:

Ground Floor: The living room/dining room extends the full depth of the property with dual aspect windows to front and rear. The original kitchen is now a very useful breakfast room opening out into the fitted kitchen. Off the kitchen there is a very useful utility room with separate plumbing for appliances and a door leading to a cloakroom with wc and basin.

First Floor: The layout of the first floor is quite adaptable and can be utilised in a variety of ways. Bedrooms one and four sit to the front of the house (with the old bedroom three becoming a study area) with bedroom two and the family bathroom sitting to the rear. The property has been extended over the garage providing a further bedroom to the rear of the extension.

Outside: The property continues to impress with a generous plot offering off road parking for two cars and a short garage ideal for everyday storage. At the rear, there is a good-sized rear garden with an open aspect that enjoys a high degree of privacy.

SUMMARY: This property offers great value for money and couldn't be better located to take full advantage of some of the best schools in the county. The local bus route provides regular services to Cheltenham, Gloucester, Cheltenham Train Station, and Bishops Cleeve. This is a gem of a property with all the main family requirements covered: a ground floor wc, utility room three reception rooms and four bedrooms. We recommend anyone interested to act quickly to avoid disappointment.

All viewings by appointment only

Tel: 01242 528500

- Four Bedroom Extended Semi-detached
- Kitchen/Breakfast Room
- Ground Floor WC
- Study Area off Bedroom Four
- Freehold Title

- Living/Dining Room
- Utility Room
- Four Bedrooms
- Non Overlooked Rear garden
- Council Tax Band C | Energy Performance Certificate (EPC) tbc

Living/ Dining Room
26'9" x 9'4" (8.16 x 2.86)

Kitchen
11'7" x 7'3" (3.55 x 2.22)

Breakfast Room
11'8" x 7'9" (3.58 x 2.37)

Utility Room
7'3" x 5'6" (2.22 x 1.70)

Ground Floor WC

Bedroom One
11'6" x 9'11" (3.52 x 3.03)

Bedroom Two
10'2" x 9'10" (3.10 x 3.01)

Bedroom Three
10'5" x 7'3" (3.20 x 2.21)

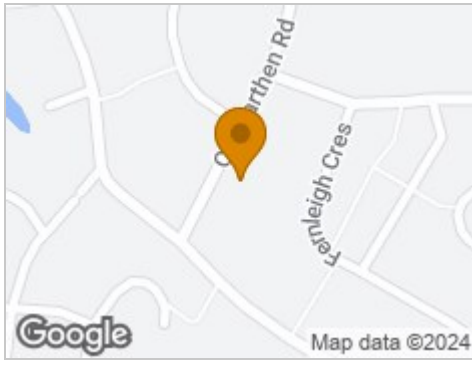
Bedroom Four
9'5" x 7'3" (2.88 x 2.23)

Study Off Bedroom Four
7'4" x 7'0" (2.26 x 2.14)

family Bathroom
7'4" x 7'3" (2.24 x 2.22)



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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.