

# HUNTERS®

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## Broad Oak Way

Cheltenham, GL51 3LL

Asking Price £300,000



Council Tax: C





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Here we have a fabulous, extended three bedroom semi-detached family home in Broad Oak Way complete with a garage (+ allocated off road parking) with pedestrian access door from the rear garden and an extension with a rear porch area and a cloakroom with ground floor w.c.

Offered for sale in excellent decorative condition throughout, this superb family property is perfect for any young family being located within walking distance from of a range of highly performing primary and senior schools. The accommodation includes the following:

On the first floor there is a living room to the front with an open plan kitchen/diner to the rear. Off the kitchen is a small lobby area with a cloakroom housing a WC and basin.

On the first floor there are two double bedrooms, a single bedroom and a family bathroom.

Outside there is a low maintenance garden to the rear with access to the garage, which is a rare asset and highly prized on Broad Oak Way. The garage also has mains power and light.

This advert is a pre-marketing notification and viewings can start from Thursday. More information will be available by next Monday

All viewings are by appointment only

- Three Bedroom Semi-Detached
- Extended with Cloakroom and WC
- Double Glazed
- Owners have found an onward home
- Council Tax C | EPC Rating C

- Open plan Kitchen/Dining Room
- Garage next to the Property + Parking Space
- Gas Central Heating
- Good Decorative Order
- Tenure: FREEHOLD

### Living Room

14'10" x 13'0" (4.54 x 3.97)

### Kitchen / Dining Room

16'1" x 9'0" (4.92 x 2.75)

### Conservatory

9'0" x 8'0" (2.75 x 2.44)

### Utility Room

6'0" x 5'4" (1.85 x 1.63)

### Cloakroom with WC

5'3" x 5'1" (1.62 x 1.56)

### Bedroom One

12'5" x 9'6" (3.81 x 2.91)

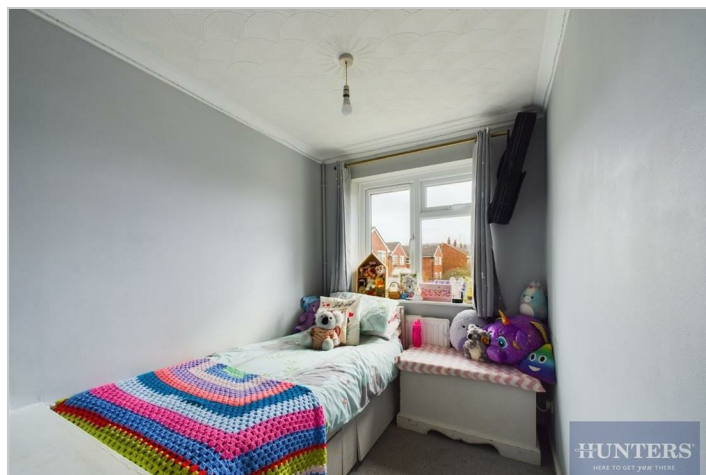
### Bedroom Two

11'8" x 9'6" (3.58 x 2.90)

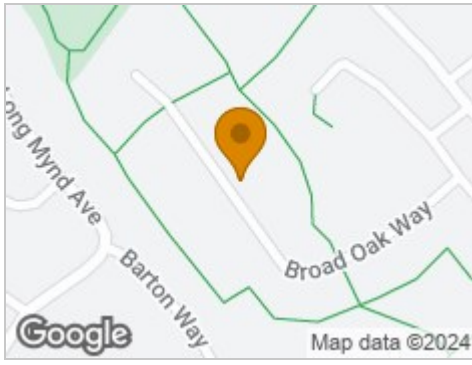
### Bedroom Three

9'4" x 6'5" (2.86 x 1.98)

### 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 Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.