

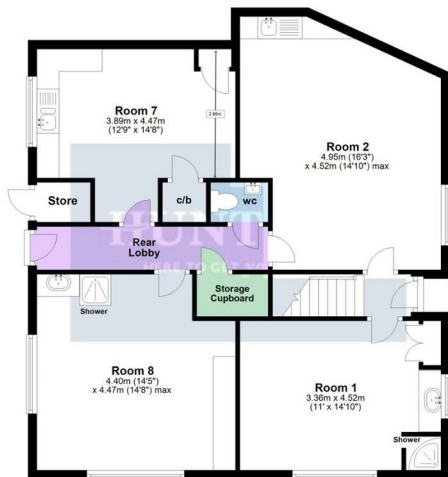
HUNTERS®

HERE TO GET *you* THERE



Ground Floor

Approx. 86.5 sq. metres (930.6 sq. feet)



Total area: approx. 152.8 sq. metres (1644.9 sq. feet)

First Floor

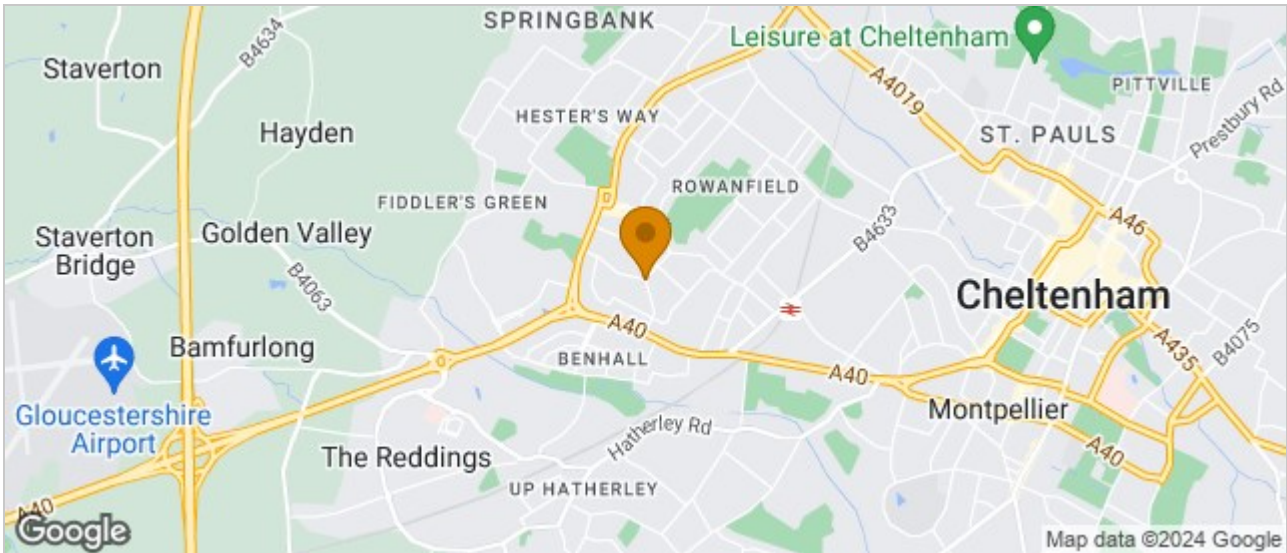
Approx. 66.4 sq. metres (714.3 sq. feet)



Tennyson Road
Cheltenham, GL51 7DF
Asking Price £399,950



Area Map



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Hunters are proud to present this fabulous opportunity to acquire an eight-bedroom HMO property in a thriving part of Cheltenham, close to GCHQ, the M5 Junction 11 and Cheltenham railway station. The property would also suit upgrading to offer serviced lets to weekday business users and weekend holiday makers. Buyers may also wish to consider refurbishing the property back into very large four double bedroom family home with three large reception rooms and a large Kitchen Breakfast room. We believe the property has been considerably extended at some point in its life.

This excellent property is currently a licenced HMO and has previously been fully occupied at a rate of £100/week per room producing a yield in excess of 8%. (licence non-transferable)

Tennyson Road is situated at the centre of the famous conservation protected St Marks district of Cheltenham. The vibrant local community benefits from being within easy reach of big employer GCHQ but similarly close to Cheltenham town centre being on the border with Lansdown. Good quality accommodation in this area is always in big demand by people working in Cheltenham, Gloucester or those that regularly commute by Motorway or train. Interns at GCHQ are also fond of St Marks

The accommodation consists of:

Ground Floor: There are four large studio rooms on the ground floor, all large enough for en-suite facilities

First Floor: There are another four large suites, three rooms with their own facilities and an additional family sized bathroom servicing the fourth room.

Outside: The property has off road parking to the side and the garden is mainly frontage with a small rear garden.

All viewings are strictly by appointment only.

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 OR LETTING?** If you are thinking of selling or letting 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.