

# HUNTERS<sup>®</sup>

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## Beaumont Road

Springbank, Cheltenham, GL51 0LA

Asking Price £300,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this impressive three-bedroom semi-detached family home with an extended ground floor and side garage to the market. Offered for sale in immaculate decorative condition, this fine property would be an ideal house for any family to call home.

The traditional kitchen and dining room have been opened out with an additional extension creating an amazing 'day space' which is high on the shopping list of all buyers, and in this area, this property excels. This style of property favoured a ground floor bathroom with two major benefits, the ground floor WC which is a much sought after asset and the provision for larger than average bedrooms.

The accommodation includes:

#### Ground Floor:

The entrance hall is wide, light and airy and hosts the staircase to the first floor, there are doors off to the bathroom and a further door to the very well-presented sitting room. Sitting across the rear of the property is the huge 17' extended kitchen/dining room overlooking the rear garden.

#### First Floor:

Bedroom One sits across the full width of the front of the house with bedrooms two and three occupying the rear.

#### Outside:

This package is perfectly rounded off with an excellent rear garden that enjoys a high degree of privacy. To the front, the property occupies an elevated position on the road set behind a bloc-paved driveway for several vehicles leading to the single detached garage.

#### Summary:

Most properties have some compromise, but we can genuinely find none with this house. The garden is overlooked by nothing but trees and enjoys a south/westerly aspect. Inside, the property is beautifully presented and the off-road parking facilities should cope with most growing families. At this price point, we would be surprised if there was such a complete package anywhere else in Cheltenham.

All viewings are by appointment only.

Tel: 01242 528500



- Three Bedroom Semi-Detached
- Beautifully Presented Home
- Generous Bedrooms
- Garage
- Council Tax Band C | EPC Rating D (EXP)

- Extended Kitchen Dining Room
- Very Private Rear Garden
- Ground Floor Bathroom/WC
- Ample Off Road Parking
- Tenure: FREEHOLD

### Sitting Room

14'10" x 11'1" (4.54 x 3.40)

### Kitchen / Dining Room

16'11" x 13'2" (5.18 x 4.02)

### Bathroom

### Bedroom One

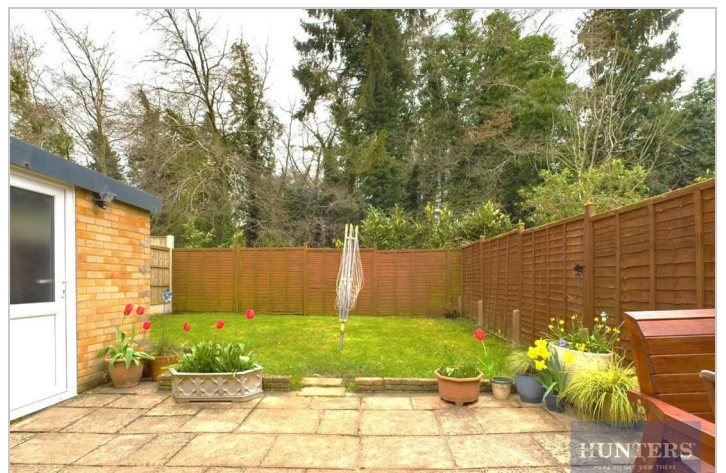
12'1" x 9'6" (3.70 x 2.92)

### Bedroom Two

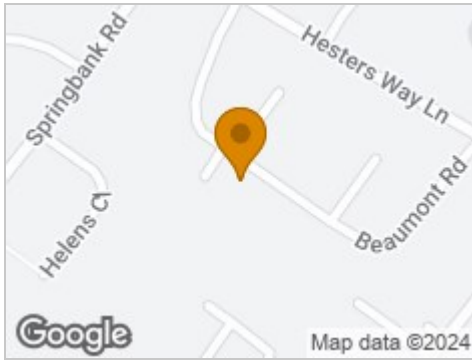
11'8" x 8'3" (3.58 x 2.54)

### Bedroom Three

8'8" x 8'3" (2.66 x 2.53)



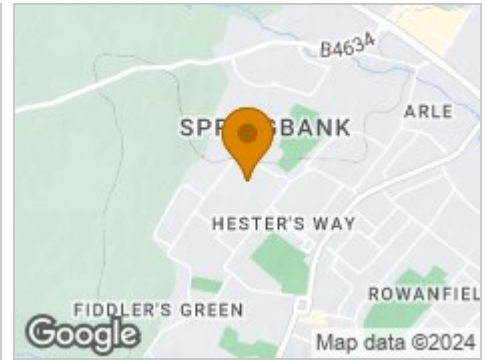
## Road Map



## 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>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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.