

HUNTERS[®]

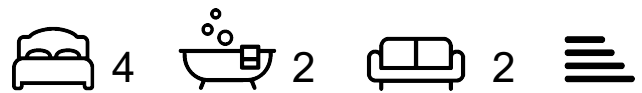
HERE TO GET *you* THERE



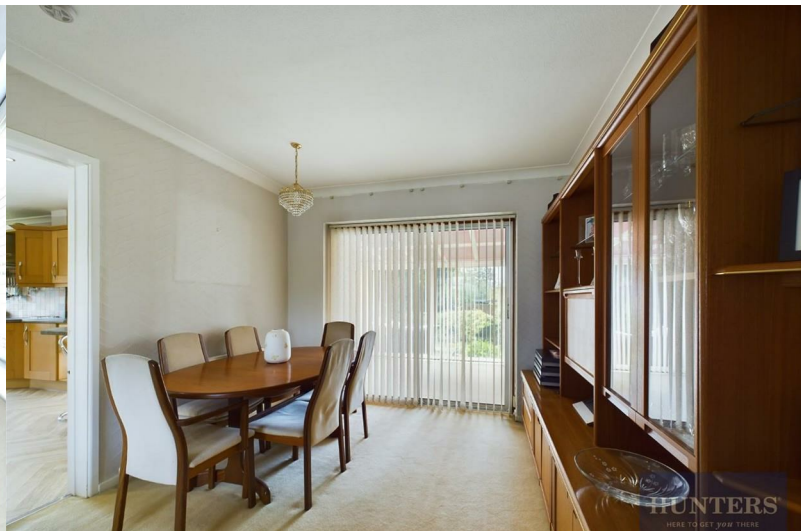
Granley Gardens

Cheltenham, GL51 6LQ

Asking Price £440,000



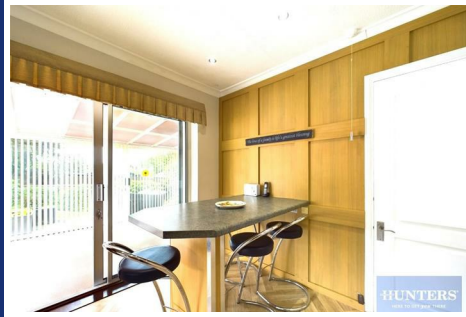
Council Tax: D



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Welcome to Granley Gardens, Cheltenham - a stunning semi-detached house that exudes charm and character. This spacious property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four bedrooms and two bathrooms, there is ample space for the whole family to enjoy.

Located just on the border of Lansdown and Benhall, this home combines the best of both worlds being close to the town centre and also close to popular highly performing schools. Cheltenham Spa train station is a 15 minute walk with both Montpellier Gardens and Bournside School both being approximately 25 minutes walk (distances taken from Google Maps).

Parking is a breeze with space for 4 vehicles, ensuring convenience for you and your visitors.

Nestled in impressive private South facing gardens, this property offers a serene escape from the hustle and bustle of everyday life. Enjoy the privacy of a non-overlooked setting, where you can unwind in peace.

With no onward chain, the transition to your new home will be seamless. This large family home is not only a sanctuary but also a great value for money. Don't miss out on the opportunity to make this charming property your own.

Granley Gardens is a small development of similar properties that really stand out as being both family homes, and town centre properties. Always popular when they come to market, so we highly recommend arranging an appointment to view to save disappointment

All viewings are by appointment only.

Tel: 01242 528500

- Beautiful Four Bedroom Semi-Detached House
- Two Reception Rooms
- Large Conservatory
- Garage and Off Road Parking
- EPC Rating: tbc | Council Tax Band D

- Surrounded by Very South Facing Private Gardens
- Ground Floor WC
- Two Bathrooms
- No Onward Chain
- Tenure: FREEHOLD

Room Sizes

Sitting Room

15'5" x 13'7" (4.72 x 4.15)

Dining Room

10'0" x 9'6" (3.07 x 2.90)

Kitchen/Breakfast Room

21'7" x 9'7" (6.59 x 2.93)

Conservatory

20'5" x 9'11" (6.23 x 3.03)

Cloakroom

Bedroom One

15'7" x 10'2" (4.77 x 3.12)

En-Suite

Bedroom Two

12'11" x 10'0" (3.95 x 3.05)

Bedroom Three

13'3" x 7'1" (4.06 x 2.16)

Bedroom Four

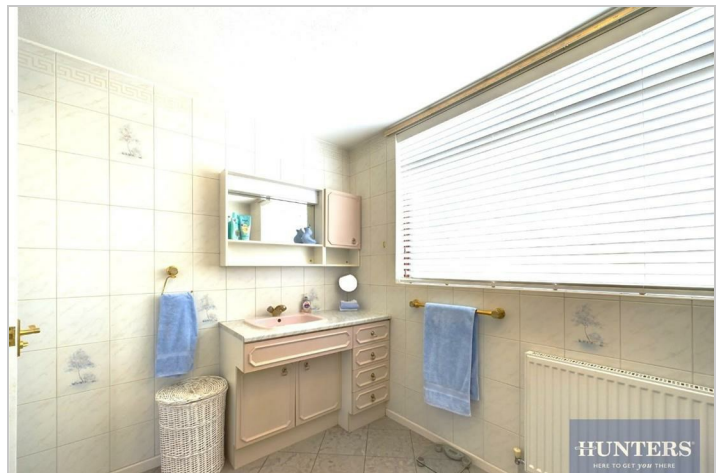
10'11" x 7'8" (3.34 x 2.35)

Bathroom

10'2" x 9'10" (3.12 x 3.02)

Garage

18'7" x 9'11" (5.67 x 3.03)



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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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.