

# HUNTERS®

HERE TO GET *you* THERE

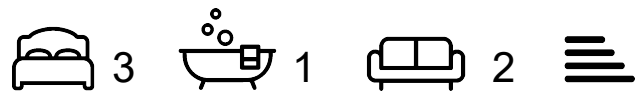


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## Coberley Road

Cheltenham, GL51 6DE

Asking Price £420,000



Council Tax: C



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- **A Beautifully Presented Three Bedroom Semi-Detached**
- **Extended Kitchen**
- **Very Private Large Rear Garden**
- **Fabulous Location**
- **EPC Rating: tbc | Council Tax Band C**
- **Two Reception Rooms**
- **Modern Fitted Bathroom**
- **Garage and Off Road Parking**
- **No Onward Chain**
- **Tenure: FREEHOLD**

## Room Sizes

### Sitting Room/Dining Room

26'2" x 11'7" max (7.98 x 3.54 max)

### Extended Kitchen

20'7" x 10'7" (6.28 x 3.25)

### Bedroom One

14'3" x 11'2" (4.35 x 3.42)

### Bedroom two

11'5" x 11'2" (3.50 x 3.42)

### Bedroom Three

8'10" x 7'3" (2.70 x 2.21)

### Bathroom

8'2" x 7'2" (2.50 x 2.20)

### Garage

13'2" x 9'8" max (4.01m x 2.95m max)

Welcome to this charming semi-detached house on Coberley Road in the sought-after area of Benhall, in Cheltenham. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

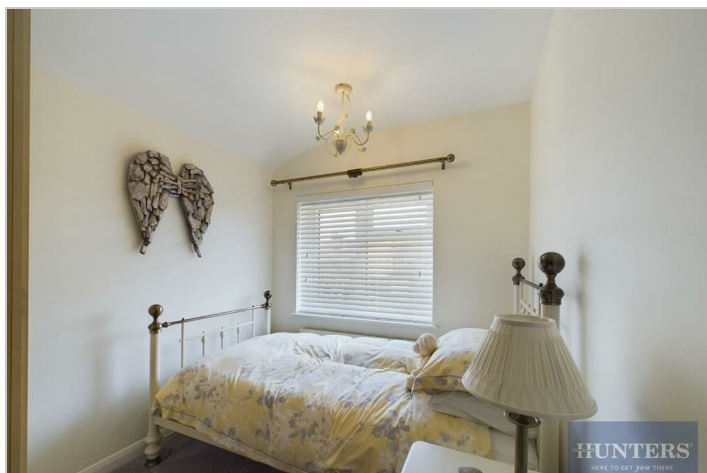
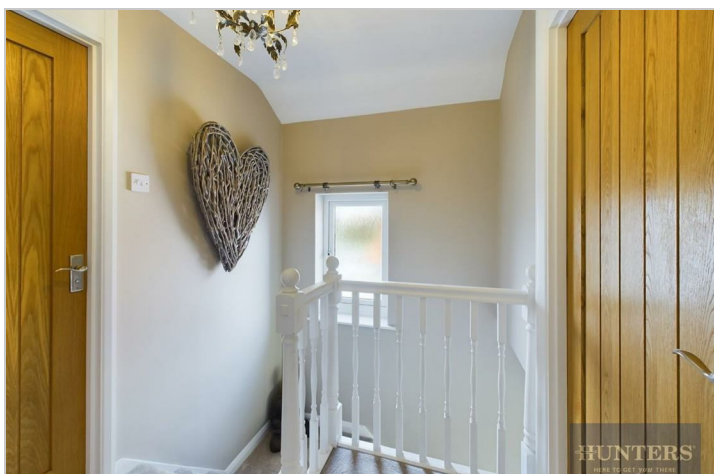
The house features a recently fitted bathroom, ensuring modern comfort and convenience. The beautiful decor throughout the property adds a touch of elegance and warmth to the space, making it truly inviting.

One of the highlights of this property is the private rear gardens, providing a tranquil outdoor space where you can unwind and enjoy some fresh air. The parking area for three vehicles is a rare find in this area, offering practicality and convenience for you and your guests.

Situated in a prime location, this house is ideal for families with its proximity to schools. Additionally, being close to GCHQ and the M5 motorway junction 11, this property offers easy access to amenities and transportation links.

Don't miss out on the opportunity to make this house your home. Book a viewing today and discover the endless possibilities that this property has to offer.

There is no onward chain with this property, which means you could be living in Coberley in super quick time, and the seller will present no delays, which is a perfect buying proposition.



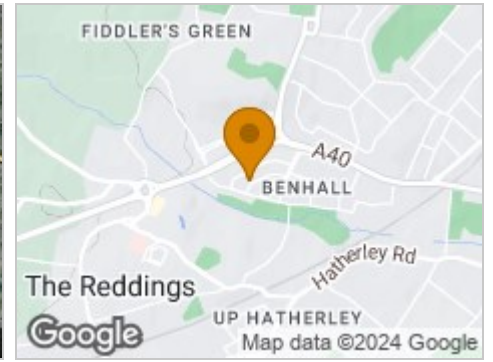
## Road Map



## 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>		
(69-80) <b>C</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.