

# HUNTERS<sup>®</sup>

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## Northbank Close

The Reddings, GL51 6UA

Guide Price £370,000



Council Tax: C



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Guide Price £370,000



- Three Bedroom Semi-Detached Family Home
- Immaculate Condition Throughout
- Recently Fitted Bathroom with Bath and Shower
- Excellent Location for Schools, GCHQ and M5 Junction 11
- EPC Rating D | Council Tax Band C
- Two Large Reception Rooms
- Recently Fitted Kitchen
- Recently Landscaped Rear Garden with New Patio
- Quiet Cul-De-Sac
- Tenure: FREEHOLD

## Room Sizes

### Living Room

18'5" x 11'11" (5.63 x 3.65)

### Dining Room

16'4" x 8'3" (4.98 x 2.53)

### Kitchen

10'4" x 9'7" (3.15 x 2.94)

### Bedroom One

12'1" x 9'11" (3.69 x 3.04)

### Bedroom Two

10'11" x 9'11" (3.33 x 3.03)

### Bedroom Three

8'10" x 8'2" (2.71 x 2.51)

### Bathroom

8'4" x 6'2" (2.56 x 1.88)



Welcome to this charming recently refurbished three bedroom Semi-detached property located in the picturesque semi-rural area of The Reddings, nestled in Northbank Close, on the west side of Cheltenham. This delightful house boasts three bedrooms, two reception rooms and four piece bathroom offering ample space for a growing family or those who enjoy having guests over.

With a generous 929 sq ft of living space, this property provides a comfortable and cosy environment for you to call home. Built in the 1960s, this house exudes character and charm while being impeccably maintained, ensuring a modern and inviting feel throughout.

One of the standout features of this property is its excellent connections, making commuting a breeze with GCHQ and M5 Motorway junction 11 being very close by and easy access to all the amenities Cheltenham has to offer.

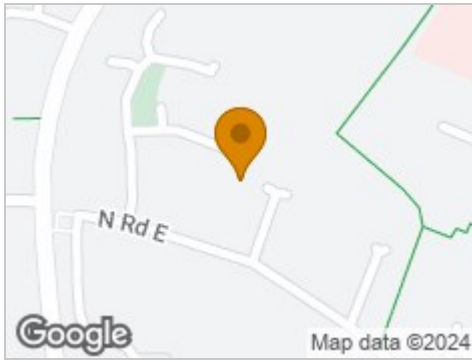
Education in The Reddings is also well catered for with an outstanding choice of several highly performing junior and senior schools.

Whether you're looking to settle down in a peaceful setting or enjoy the best of both worlds with the nearby urban conveniences, this property offers the perfect balance. Don't miss out on the opportunity to make this house your own - it's available now and ready to welcome its new owners with open arms.

All viewings are strictly by appointment only



## 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		82
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.