

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Alma Close

Hatherley, Cheltenham, GL51 3NA

Guide Price £335,000



Council Tax: D



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Guide Price £335,000



- **Extended Dorma Style Three Bedroom Bungalow**
- **Good Decorative Condition Throughout**
- **Private Garage**
- **Non-Standard Steel Frame Construction**
- **Council Tax Band D | EPC Rating D**

- **Large Luxurious First Floor Bedroom**
- **Off Road Parking**
- **Large and Private Rear garden**
- **Easy Access to Local Schools, Cheltenham, M5 and GCHQ**
- **Tenure: FREEHOLD**

## Living Room

16'5" x 11'9" (5.01 x 3.60)

## Kitchen

10'5" x 9'10" (3.18 x 3.00)

## Bedroom Two

13'6" x 9'5" (4.14 x 2.89)

## Bedroom Three / Dining Room

11'2" x 11'5" (3.42 x 3.49)

## Bathroom

8'0" x 5'6" (2.45 x 1.68)

## Bedroom One (First Floor)

21'7" x 9'9" (6.59 x 2.99)

## WC (First Floor)

7'2" x 2'11" (2.19 x 0.90)

## Garage



Hunters Estate Agents are delighted to offer this charming semi-detached bungalow/chalet house to the sales market. This fine home is a true gem waiting to be discovered. Boasting two inviting reception rooms, or three spacious bedrooms, and a well-appointed bathroom, this property offers a comfortable and spacious living space spanning 1,130 sq ft.

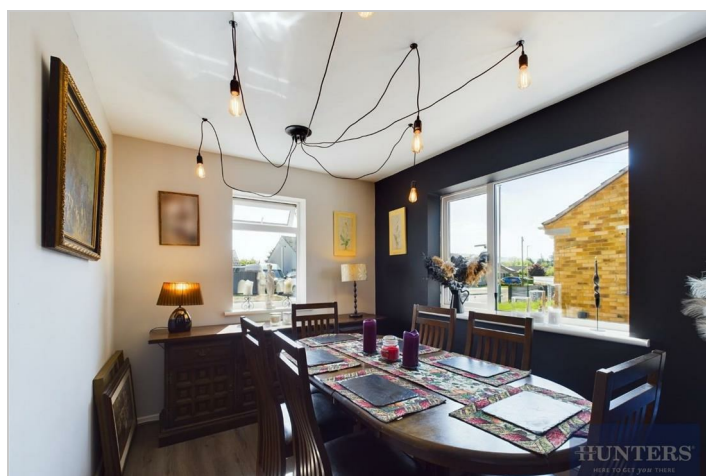
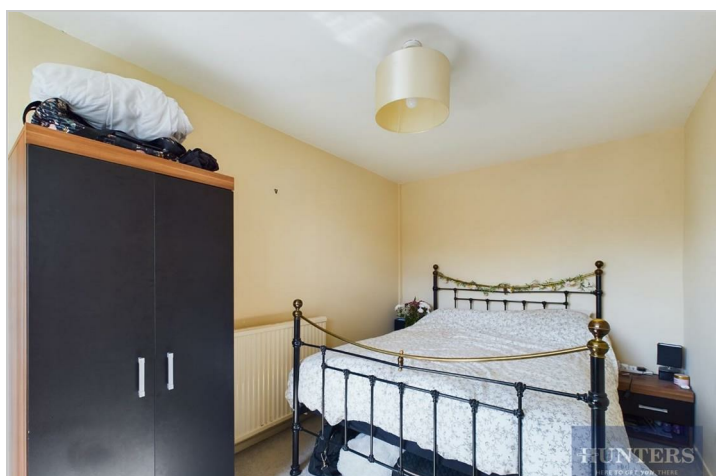
Built in the 1960's, this home exudes character and warmth, with a thoughtful extension at the first floor adding an impressive 21' master bedroom with lovely views over the large and private rear garden. The current owners use the second bedroom as a dining room, indicating that the room layout is extremely adaptable.

Situated at the end of a tranquil cul-de-sac, peace and privacy are guaranteed, making it an ideal retreat from the hustle and bustle of everyday life. One of the standout features of this property is its beautiful private rear garden, a peaceful oasis where you can unwind and enjoy the outdoors in seclusion. Whether you have a green thumb or simply enjoy al fresco dining, this garden is sure to delight.

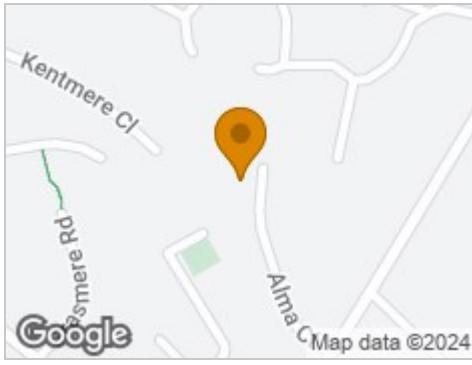
With no changes needed, this bungalow is ready to welcome you home. Its perfect location for schools makes it an excellent choice for families looking to settle in a family-friendly neighbourhood with educational facilities nearby.

Don't miss the opportunity to make this lovely bungalow your own and start creating lasting memories in this wonderful home.

All viewings are by appointment only



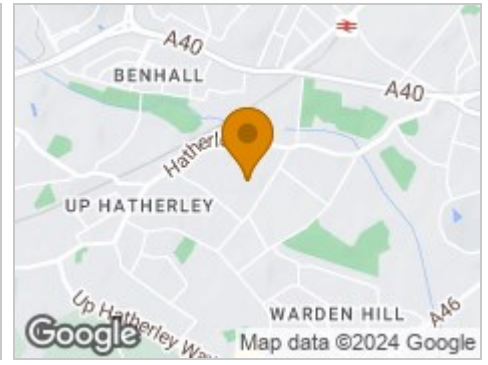
## Road Map



## 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) <b>A</b>			<div style="border: 1px solid black; padding: 2px; display: inline-block;">79</div> <div style="border: 1px solid black; padding: 2px; display: inline-block; margin-top: 10px;">63</div>
(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.