

HUNTERS[®]

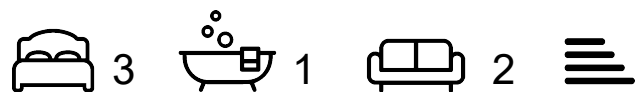
HERE TO GET *you* THERE



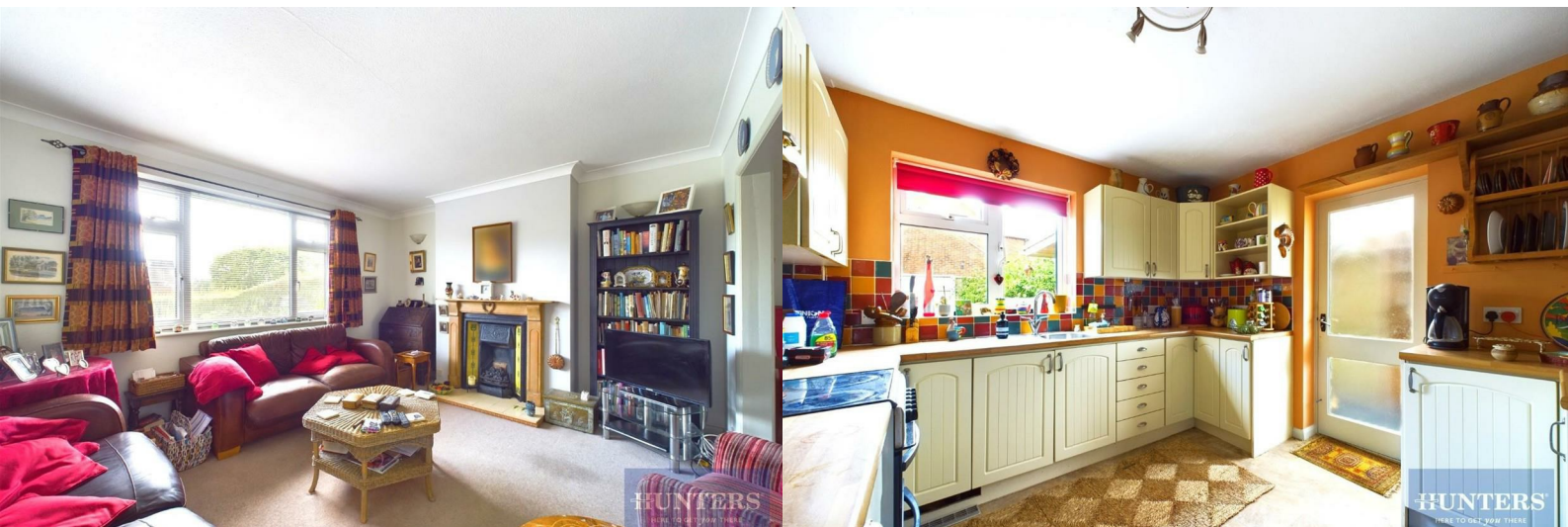
Church Lane

Shurdington, Cheltenham, GL51 4TJ

Guide Price £385,000



Council Tax: D



Cornerways, 1 Church Lane

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Welcome to this charming property located on Church Lane in the delightful village of Shurdington, Cheltenham. This modern semi-detached house boasts two reception rooms, three bedrooms, and a bathroom, making it the perfect family home.

This fine property does require some cosmetic updating, presenting as an exciting opportunity to put your personal touch on the space and truly make it your own.

For those with a keen eye for potential, this property offers excellent extension possibilities (subject to planning permission), allowing you to further enhance the living space and add value to your investment. The village of Shurdington itself is very popular, offering a close-knit community feel and easy access to local amenities.

the accommodation includes:

Ground Floor: From the entrance hall there is a convenient cloakroom with wc and basin. The living room sits to the front of the property which is open plan onto the dining room at the rear. Double doors lead from the dining room to the conservatory which takes full advantage of the rear garden. Another door from the dining room leads to the kitchen. From the kitchen you can access a second hallway which leads to Utility room with power and plumbing. From this hallway, there is a door to the garage giving covered access to your car/storage and a further door to the rear garden.

First Floor: A feature 'dog leg' style staircase gives access to the first floor 'L' shaped landing with doors off to all rooms. Bedroom one lies to the front of the property with bedrooms two and three sitting to the rear. The family bathroom is situated to the side.

Outside, the property is set behind a long fore-garden with ample parking leading to a garage. the rear garden is very private and wraps around the property benefiting from its corner position.

This superb family home comes highly recommended and early viewing is essential to take advantage of all this property has to offer.

All viewings are accompanied.

Tel: 01242 528500

- Three Bedroom Semi-Detached Semi Rural Home
- Positioned on a Corner Plot
- Shaker Style Kitchen
- Utility Room and Cloak Room
- EPC - TBC | Council Tax Band - D

- Within Walking Distance of Local Amenities
- Three Bedrooms
- Off Street Parking and Single Garage
- No Onward Chain
- Tenure: Freehold

Living Room

14'0" x 11'9" (4.27 x 3.60)

Dining Room

10'9" x 10'6" (3.30 x 3.22)

Kitchen

10'7" x 10'3" (3.24 x 3.14)

Ground Floor WC

Conservatory

11'8" x 10'0" (3.56 x 3.06)

Utility

6'6" x 4'8" (2.00 x 1.43)

Garage

20'9" x 10'1" (6.35 x 3.08)

Bedroom One

11'9" x 10'11" (3.59 x 3.35)

Bedroom Two

10'11" x 10'7" (3.34 x 3.25)

Bedroom Three

10'3" x 7'5" (3.14 x 2.27)

Bathroom

6'10" x 6'3" (2.10 x 1.92)



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.