

# HUNTERS<sup>®</sup>

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## Haweswater Road

Cheltenham, GL51 3NF

Asking Price £325,000



Council Tax: C



# Haweswater Road

Cheltenham, GL51 3NF

Asking Price £325,000



Welcome to this immaculate three bedroom semi-detached family home located on Haweswater Road in the charming town of Cheltenham. This delightful property boasts a full two-story extension, providing ample space for a growing family. With three generous bedrooms and two reception rooms, this house offers the perfect setting for a comfortable and peaceful lifestyle.

Although there is no off-road parking, the convenience of the location more than makes up for it. Situated in a desirable area, this property offers easy access to local amenities, schools, and transport links, making it a practical choice for families.

Don't miss the opportunity to make this house your home. With its charming character and modern amenities, this property is sure to capture your heart. Book a viewing today and envision the endless possibilities that this lovely home has to offer.

The accommodation includes:

**Ground Floor:** The entrance hall gives access to the useful ground floor cloakroom, the stairs to the first floor and the two reception rooms. The sitting room lies to the front of the property with the dining room behind. The ground floor extension is accessed from the dining room into the kitchen which sits to the rear of the property overlooking the garden. Off the kitchen, there is a utility room with space for all your utility appliances.

**First Floor:** Bedroom one and three overlook the front elevation with bedroom two and the bathroom occupying the rear. Both Bedroom two and the bathroom have been extended. Bedroom two has a very desirable dressing room, perhaps the next owner could make this into an en-suite bathroom? The family bathroom extension allows for a bath, wc, wash basin and a separate shower cubicle.

**Outside:** The frontage has been laid to patio for low maintenance and easy upkeep. There is a covered side passageway leading to the rear garden that is raised and landscaped with patio flooring, a great place to socialise for the family. Highly recommended.

Tel: 01242 528500

- **Luxury Three bedroom Fully Extended Semi-Detached House**
- **Large Dressing Room off Bedroom Two**
- **Extended Kitchen Overlooking the Rear Garden**
- **Low maintenance Landscaped Patio Garden**
- **EPC Rating (tbc) | Council Tax Band C**
- **Two Reception Rooms**
- **Extra Large Bathroom with Bath and Separate Shower**
- **Separate Utility Room with Plumbing**
- **No Onward Chain**
- **Tenure: Freehold**

**Sitting Room**

13'3" x 12'3" (4.05 x 3.74)

**Dining Room**

11'2" x 9'8" (3.42 x 2.97)

**Kitchen**

14'9" x 7'10" (4.52 x 2.41)

**Utility Room**

7'10" x 7'0" (2.41 x 2.14)

**Cloakroom**

4'8" x 3'5" (1.43 x 1.05)

**Rear Porch**

6'6" x 3'3" (2.00 x 1.00)

**Bedroom One**

11'1" x 10'10" (3.39 x 3.31)

**Bedroom Two**

10'9" x 10'5" (3.28 x 3.20)

**Dressing Room to Bedroom Two**

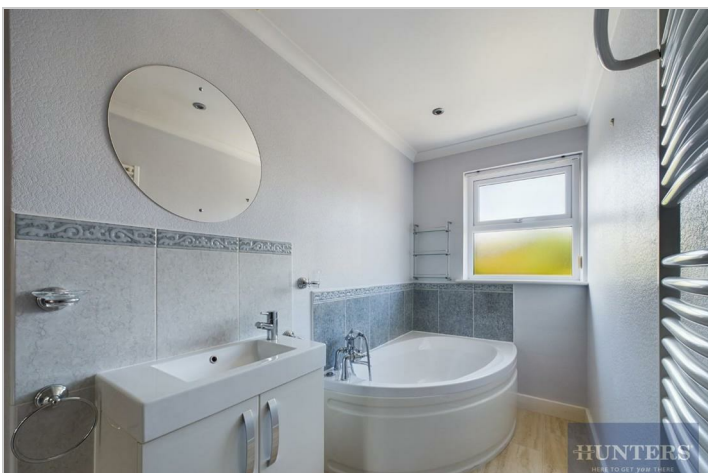
8'2" x 7'10" (2.51 x 2.40)

**Bedroom Three**

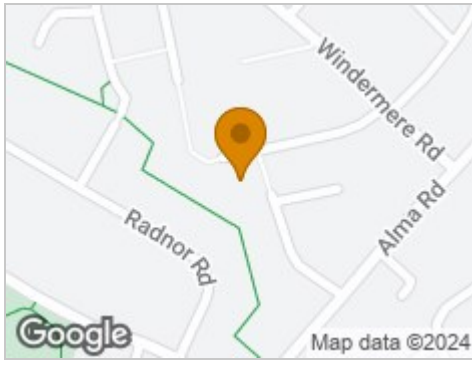
8'5" x 7'10" (2.59 x 2.39)

**Family Bathroom**

13'8" x 4'9" (4.19 x 1.46)



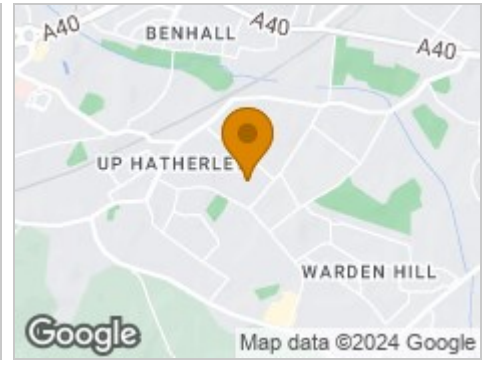
## Road Map



## 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			84
(81-91) B		73	
(69-80) C			
(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.