

HUNTERS[®]

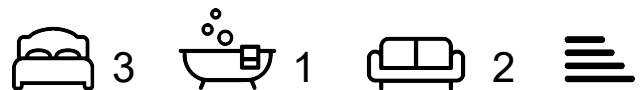
HERE TO GET *you* THERE



Hollis Road

Cheltenham, GL51 6JL

Asking Price £325,000



Council Tax: C



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Hunters are excited to offer this attractive, traditionally constructed three-bedroom semi-detached family home located in the heart of the original Hatherley centre, a short walk from the local Church, village hall, shopping centre and bus stop. This fine property does require a cosmetic upgrade but comes complete with ample off-road parking and a single garage.

Inside, the property offers the following accommodation:

Ground Floor: The entrance hall has stairs off to the first floor. The living room sits to the front elevation with the kitchen and dining room spanning across the rear.

First Floor: The central landing has doors off to all rooms with bedrooms one and three facing the front elevation and bedroom two and the fitted family bathroom facing the rear.

Outside: This lovely property sits well back from the road behind its own fore-garden with herring-bone bloc-paved driveway providing off road parking which leads to the single garage at the rear. The garden is a generous size and would house an extension (subject to relevant planning approval) similar to the property next door and still have a good amount of private outdoor space.

Hollis Road is one of several sought-after and often requested roads in Hatherley. The road is a quiet no-through road, with a pedestrian path leading to The Reddings and a short route to GCHQ. Hollis Road is also central to Hatherley life whilst also being handy for Lakeside Primary School and the highly performing Bournside Senior school. This fine property does require some investment and would greatly benefit from a rear extension, it really could become the home of your dreams and somewhere amazing to raise a family.

All viewings are by appointment only

- Three Bedroom Semi-Detached Family House
- Generous Rear Garden
- Two Reception Rooms
- Great Potential for Extending
- EPC Rating tba | Council Tax Band C
- Garage and Off Road Parking
- Requires Full Cosmetic Updating
- Available with No Onward Change
- Close to Central Hatherley
- Tenure: FREEHOLD

Sitting Room

12'10" x 10'3" (3.92 x 3.14)

Dining Room

10'7" x 8'10" (3.24 x 2.71)

Kitchen

10'3" x 7'4" (3.14 x 2.25)

Bedroom One

12'11" x 9'10" (3.96 x 3.01)

Bedroom Two

9'10" x 8'9" (3.02 x 2.68)

Bedroom Three

9'9" x 6'5" (2.98 x 1.98)

Bathroom

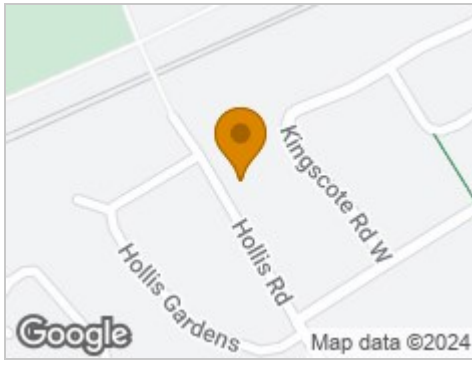
6'5" x 5'9" (1.98 x 1.76)

Garage

17'11" x 9'0" (5.48 x 2.76)



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.