

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Montgomery Road

Cheltenham, GL51 3LB

Guide Price £450,000



Council Tax: D





# Montgomery Road

Cheltenham, GL51 3LB

Guide Price £450,000



Hunters are delighted to offer this exceptional three DOUBLE bedroom (with a potential 4th bedroom at ground level) semi-detached luxury property to the sales market. This fine family home enjoys two extensions, one to the rear of the property extending the living area and a second extension just off the kitchen providing a very useful utility room and the much sought after cloakroom with wc. Furthermore, the garage has been converted and we are informed that it is fully sound-proofed at the party wall.

This style of property is very popular, mostly for the bedroom sizes which are more suited to modern families than many traditional semi-detached homes, but also for the attractive open plan feel to the layout. The living room in this house has been extended to provide a generous amount of daytime living space. This property also boasts of an additional side extension as well.

The accommodation on offer is:

**Ground Floor:** The light and airy entrance hall opens to the dining room. The garage has been converted and currently used as a playroom but would could be used as a 4th bedroom/home office. At the rear you will find the extended living room and the kitchen both overlooking the private rear garden. The side door of the kitchen now leads to the second extension with a utility room and cloakroom with wc.

**First Floor:** The galleried landing has doors off to all rooms. Bedrooms one and two overlook the rear elevation with bedroom three overlooking the front. The bathroom offers a full suite with bath, separate shower cubicle, wc and basin.

**Outside:** Set back from the road behind its owned lawned fore-garden with a block paved driveway is generous enough to host several vehicles. The rear garden has been well landscaped with a lovely patio/lawn mix and enjoys a good degree of privacy.

Montgomery road is an attractive no-through road located in the heart of traditional Hatherley with unrivalled access to schools, shops, leisure and transport communications.

- **Three Bedroom Semi-detached Family Home**
- **Sound Proofed Garage Conversion currently used a playroom. Would make a great studio/Guest Bedroom**
- **Excellent Living Room Extension**
- **Fitted Kitchen**
- **Plenty of Off Street Parking**
- **EPC - TBC Council Tax Band - D**
- **Additional Extension with Utility and Cloakroom + WC**
- **Fitted Bathroom with Separate Shower**
- **Quiet Cul-De-Sac Location**
- **Tenure - Freehold**

#### Dining Room

7'2" x 10'7" (2.20 x 3.23)

#### Living Room

19'2" x 13'11" (5.85 x 4.26)

#### Kitchen

9'10" x 10'8" (3.01 x 3.26)

#### Utility

9'11" x 2'10" (3.04 x 0.88)

#### Family Room

13'4" x 7'5" (4.07 x 2.27)

#### Bedroom One

9'10" x 11'6" (3.01 x 3.53)

#### Bedroom Two

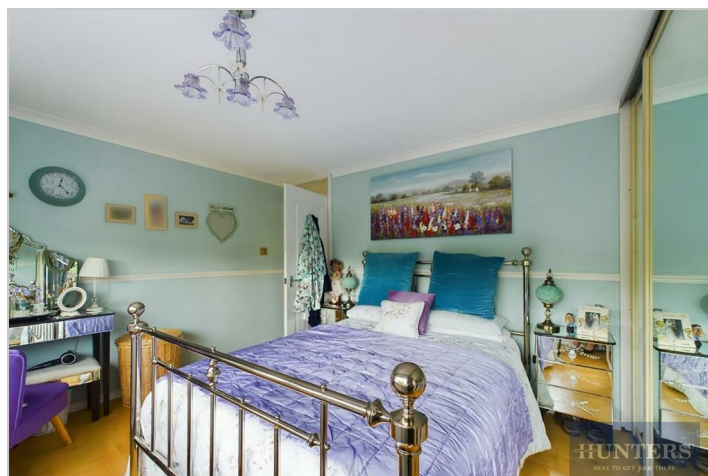
9'10" x 10'8" (3.02 x 3.27)

#### Bedroom Three

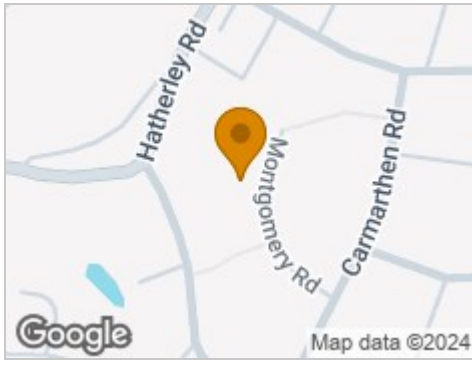
8'10" x 10'7" (2.70 x 3.23)

#### Bathroom

8'3" x 7'8" (2.52 x 2.35)



## 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	58	74
(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.