

HUNTERS[®]

HERE TO GET *you* THERE



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Lilac Close

Up Hatherley, Cheltenham, GL51 3BP

Asking Price £210,000



Council Tax: A



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Hunters are delighted to bring this exceptional one bedroom starter home to the market. This stand out property boasts of two gardens, one located to the side of the property and one to the rear, a very rare find at this price point.

Inside, the property offers cosy accommodation including an entrance porch, Living room and kitchen on the ground floor, with a bedroom with a fully fitted bathroom on the first floor.

Outside, the property really excels with an allocated off-road parking space and the aforementioned garden areas, ideal for a keen gardener or anyone looking to create a prodigious allotment.

These fine properties are popular with buy to let Landlords as trouble free investments, equally, first time buyers enjoy the low running costs of these cottage style homes being council tax rated 'A'.

The heating is all electric at the moment but we are led to believe that gas is supplied to the road should the buyer seek an upgrade.

Conclusion: One bedroom starter homes are a perfect answer to anyone looking to avoid the high running costs of a leasehold property in the £200,000 price band. Most houses of this style either have no garden or a small patch at the front, this house has more land than an average two bedroom property which makes it both unique and very desirable.

Lilac close is a small development of 1,2 and 3 bedroom properties built in an attractive reconstituted Cotswold stone outer leaf. Locally there are amenities in walking distance including a supermarket, library, local family orientated pub and a doctors surgery. There is a prolific local bus service and GCHQ is within a reasonable cycle journey away.

All viewings are strictly by appointment only.

- **One Bedroom Starter Home**
- **Off Road Parking Space**
- **Double Glazing Throughout**
- **Close to Amenities**

- **Two Generous gardens**
- **low Running Costs**
- **Good Location**
- **Excellent Access Links**

Living Room

11'10" x 11'9" (3.63 x 3.60)

Kitchen

10'10" x 5'7" (3.31 x 1.71)

Bedroom

11'10" x 11'2" (3.61 x 3.41)

Bathroom

6'5" x 5'7" (1.96 x 1.71)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area[®]
412.37 ft²
38.31 m²

Reduced headroom
5.06 ft²
0.47 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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			93
(81-91) B			
(69-80) C			
(55-68) D		59	
(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.