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Kingscote Road East

Cheltenham, GL51 6JT

Asking Price £375,000



Council Tax: D



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Situated on the ever-popular Kingscote estate in central Hatherley is this impressive detached, extended two double bedroom bungalow, complete with off road parking.

This fine property is being offered for sale by Hunters Estate Agents and we believe it stands out amongst its peers having been extended to the side to allow for an almost double sized kitchen and bathroom, the latter comfortably hosting a modern 4-piece suite including bath, wc and sink with an additional separate shower cubicle. The kitchen is a very pleasant 13'7" ideal for the keen chef or even having a breakfast table. Additionally, there is a small conservatory styled uPVC utility room with plumbing, just off the kitchen.

Other accommodation includes two double bedrooms to the front and a 17' living room to the rear. The rear garden enjoys a high degree of privacy looking as it does, over other single-story properties. The gardens have been very well tendered and there is an additional patio area for somewhere to sit on lovely summer evenings.

Kingscote Roads East and West form the two access roads leading to the original local farmhouse and nursery that unfortunately, no longer exists. Today, the road sits at the centre of Hatherley life being just a short walk from local shops, a hairdresser, two convenience stores a takeaway and a local family orientated Green King public House/Restaurant. The local bus service runs regular trips to Gloucester, Cheltenham Town Centre and the Railway Station.

Conclusion: This exceptional bungalow has been altered to create a very luxurious home and now, all the rooms throughout the property are spacious and a delight to spend time in. The asking price is very realistic for what is on offer, and we feel this is going to make a wonderful home for its next owners. We highly recommend anyone interested in a bungalow to take a look at this property.

All viewings are by appointment only.

- Beautiful Detached Extended Bungalow
- Extended Kitchen
- uPVC Utility Area
- Off Road Parking
- Council Tax Band D | EPC Rating D

- Two Double Bedrooms
- Extended Bathroom
- Private Rear Garden
- Central Hatherley
- TENURE: Freehold

Living Room

16'11" x 12'0" (5.16 x 3.67)

Extended Kitchen

13'7" x 8'9" (4.15 x 2.69)

Bedroom One

13'1" x 10'0" (3.99 x 3.05)

Bedroom Two

9'6" x 9'4" (2.91 x 2.87)

Extended Bathroom

11'8" x 5'6" (3.57 x 1.70)

Utility

6'9" x 4'10" (2.07 x 1.48)



Road Map



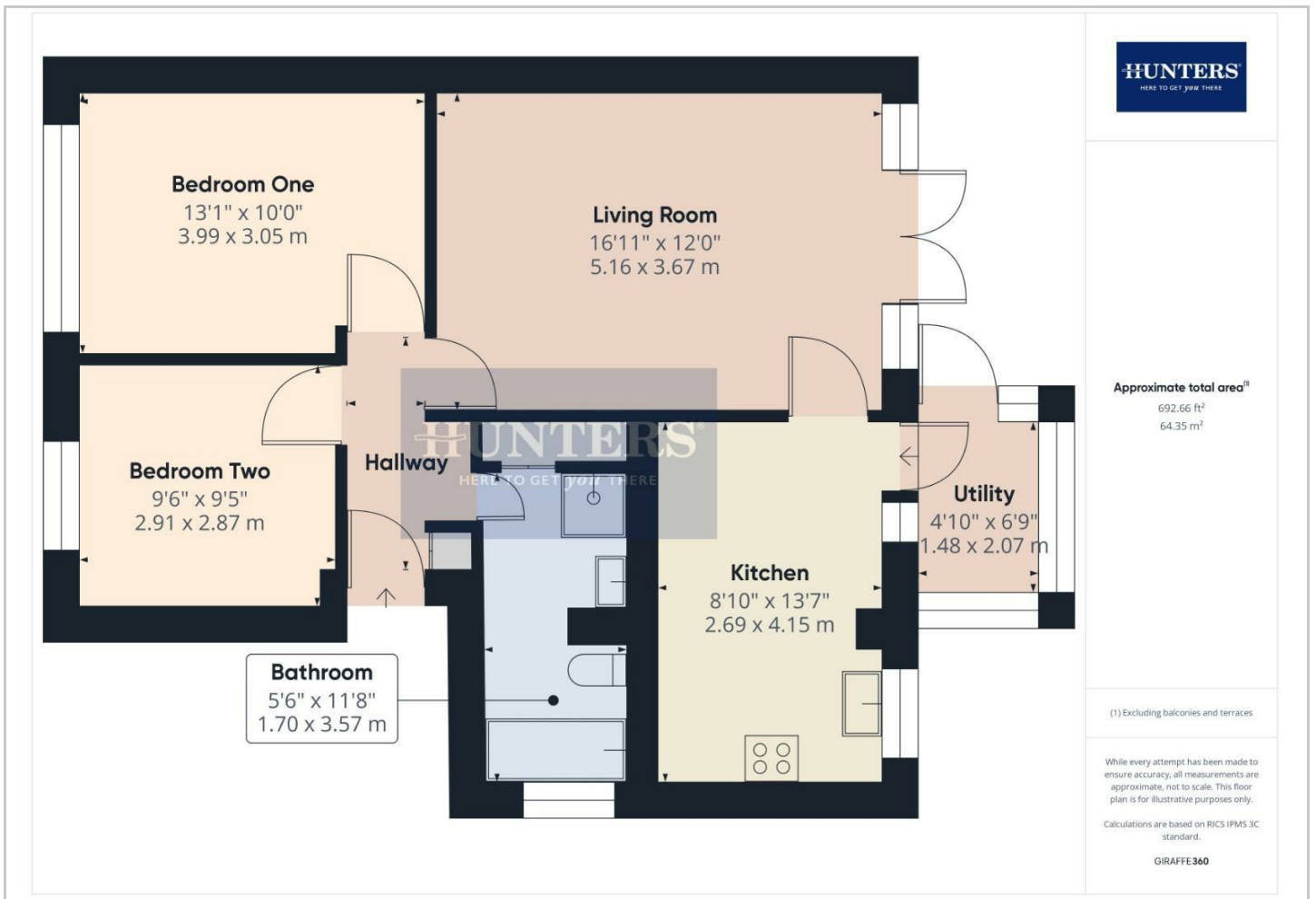
Hybrid Map



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			
(69-80) C			
(55-68) D		67	
(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.