

# HUNTERS®

HERE TO GET *you* THERE



## Reddings Park

The Reddings, Cheltenham, GL51 6UD

Guide Price £160,000



Council Tax: B





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Hunters of Cheltenham are delighted to offer this, excellent value-for-money one-bedroom low maintenance freehold starter home, set within the ever popular 'Reddings Park' private residential development, just west of central Cheltenham.

This fine home will make an ideal landlord investment property due to the highly desirable location being close to the M5 Junction 11 and GCHQ. The property is also a perfect option for first time property buyers looking for a low maintenance, highly economical first home.

This lovely freehold property offers the following accommodation:

Entrance porch, living room, fitted kitchen, spiral staircase to the first floor with landing leading to all rooms including bedroom and bathroom. The exterior space is minimal, making this a very easy property to run for a new homeowner and one less thing to worry about for Landlords.

Conclusion:

This fabulous starter home will suit a variety of buyers. If we are being completely transparent, the property would benefit from being redecorated and new carpets fitted, but that really is about it. The windows are fully double glazed. Having just come out of a few years as a rental property, the electrics and gas appliances have all received regular checks and maintenance. This really is a smashing little house being offered for sale at a very reasonable asking price.

All viewings by appointment only.

## Key Features

- One Bedroom Starter Home
- Gas Central Heating
- uPVC Double Glazing
- Entrance Porch
- Off Road Parking
- NO ONWARD CHAIN
- Handy for M5 Junction 11 and GCHQ
- Good Local Bus Service
- Council Tax Band: B | EPC Rating E (taken before new central heating and upgrades)
- Tenure: FREEHOLD

## Room Sizes

### Living Room

12'10" x 9'3" (3.91 x 2.82)

### Kitchen

Oven & Hob Plumbing for washing machine

### Bedroom

12'10" x 9'6" (3.91 x 2.90)

Built in storage

### Bathroom

Road Map



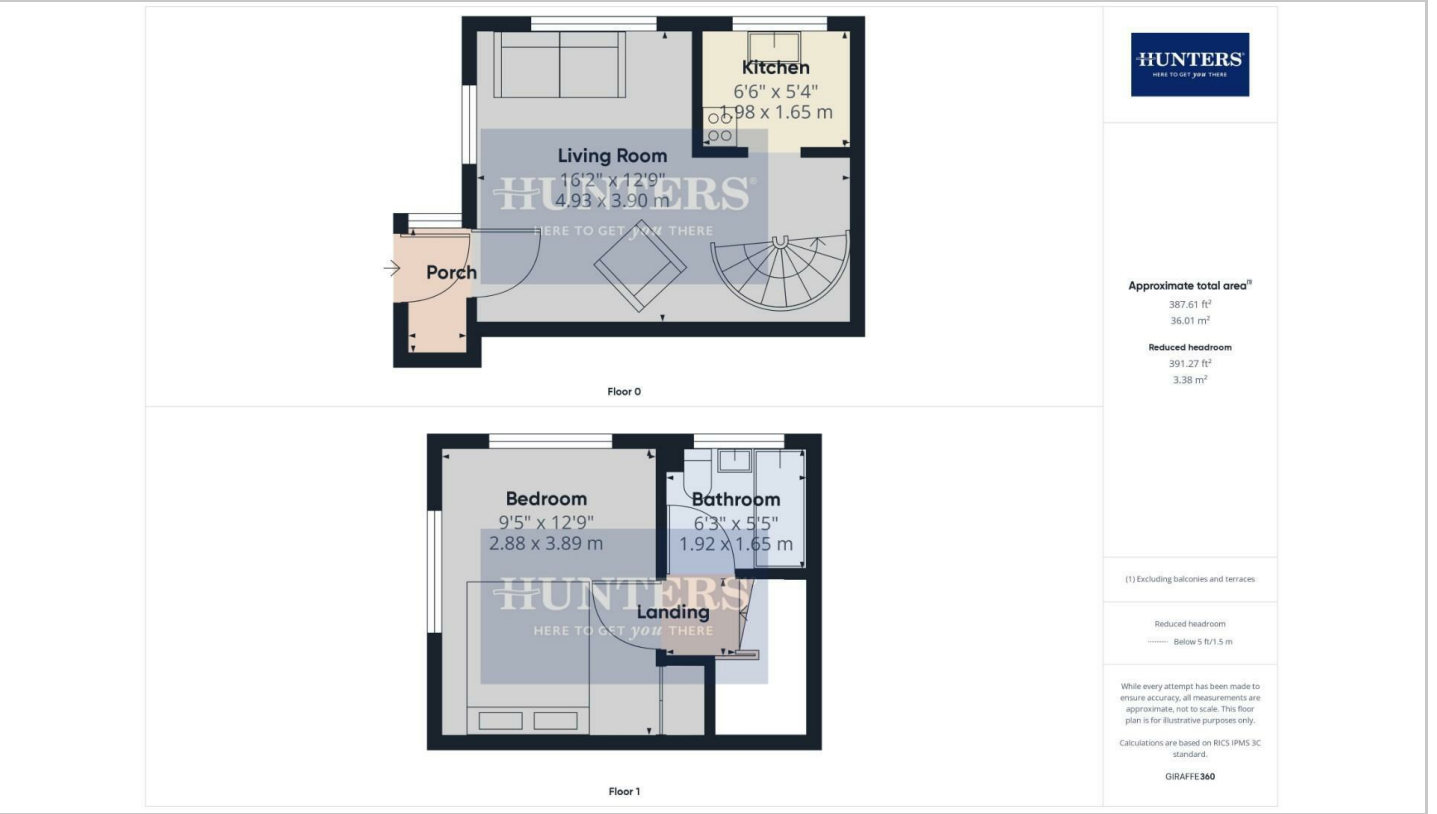
Hybrid Map



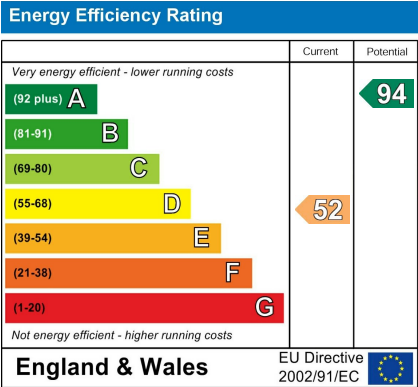
Terrain Map



Floor Plan



Energy Efficiency Graph - Done in 2016 before refurbishment



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.

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.