

# HUNTERS®

HERE TO GET *you* THERE



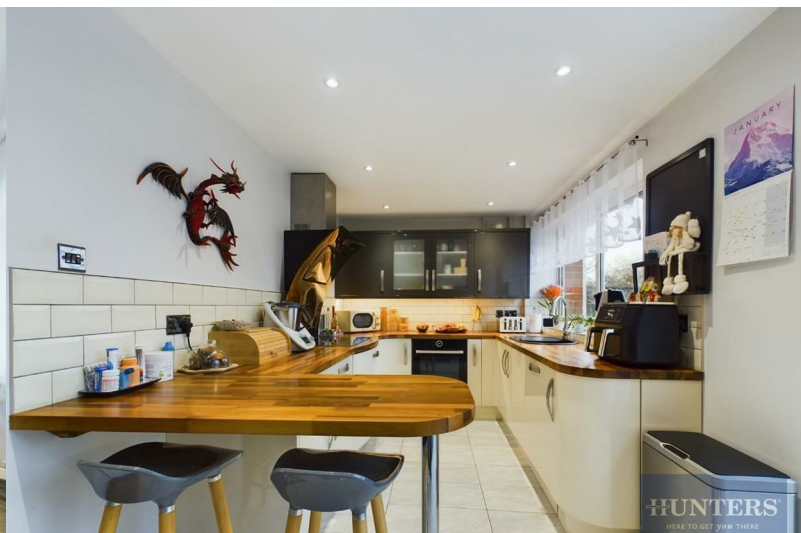
## Wimborne Close

Up Hatherley, Cheltenham, GL51 3QP

Offers In Excess Of £400,000



Council Tax: D



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Hunters of Cheltenham are delighted to present this very attractive 1960's built Semi-detached family home to the market, complete with private rear garden and off-road parking for approximately 4 vehicles. This fine home also benefits from outstanding views of Leckhampton Hill from the first floor.

The larger than average frontage has allowed a professionally conversion of the existing garage into a 4th bedroom which is a perfect addition to the property. Other features of this outstanding property include a beautiful modern kitchen, the installation of a ground floor cloakroom with WC and a well-developed external storage building, currently used as a home office. Outside there is substantial storage shed approx. 20' in length.

The accommodation includes:

**Ground Floor:** The property is approached from the front giving access to the central hallway. To the left is a doorway to the converted garage now presented as a generous, warm and cosy forth bedroom. Also from the hall is access to a cloakroom housing a recently fitted ground floor wc. The living room occupies the front of the main property with the kitchen/breakfast room spanning the rear. A very useful conservatory sits to the rear enjoying the garden.

**First Floor:** The central hallway gives access to all rooms with bedrooms one and three facing the front elevation and the family bathroom and bedroom two facing the rear.

This fabulous property is in central Up Hatherley with the benefit of being a short walk from both Lakeside and Bournside schools and the Caernarvon Court shopping parade. Slightly further afield there are three supermarkets, a doctor's surgery, library, two family orientated pubs and some picturesque parks. Hatherley really is one of the most convenient, nicest and safest places to raise a family.

**SUMMARY:** An impressive property which presents itself very well in all areas with still further scope for development (subject to obtaining planning approval) should it be required.



- **Four Bedroom Semi-Detached Family Home**
- **Large 17'+ Beautifully Fitted Kitchen/Breakfast Room**
- **Three Bedrooms on First Floor**
- **Private Rear Garden**
- **Council Tax Band D | EPC Rating E**
- **Garage Converted to Bedroom Four**
- **Ground Floor Cloakroom with WC**
- **Modern Fitted Bathroom**
- **Off Road Parking for Four Cars**
- **Tenure - Freehold**

#### Living Room

14'7" x 11'10" (4.46 x 3.62)

#### Kitchen/Breakfast Room

17'6" x 7'10" (5.35 x 2.41)

#### Bedroom Four

15'0" x 7'10" (4.57m x 2.39m)

#### Conservatory

9'0" x 8'8" (2.75 x 2.66)

#### Outside Store/Study

8'5" x 7'8" (2.59 x 2.35)

#### Ground Floor WC

#### Bedroom One

11'10" x 10'0" (3.62 x 3.07)

#### Bedroom Two

10'9" x 9'11" (3.30 x 3.03)

#### Bedroom Three

8'0" x 7'3" (2.46 x 2.23)

#### Family Bathroom

7'3" x 6'11" (2.21 x 2.13)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approximate total area<sup>(1)</sup>

1045.17 ft<sup>2</sup>

97.1 m<sup>2</sup>

(1) Excluding balconies and terraces

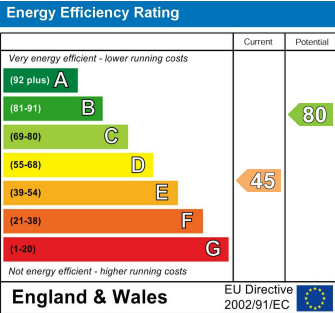
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.