

HUNTERS®

HERE TO GET *you* THERE



Pilley Crescent

Cheltenham, GL53 9ET

Asking Price £335,000



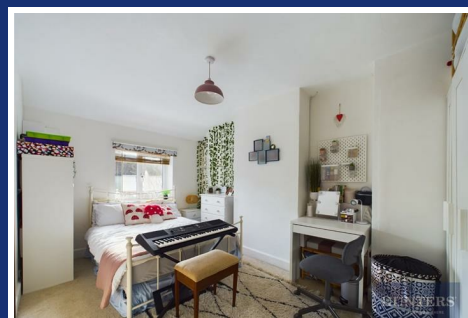
Council Tax: B



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Hunters are delighted to offer this outstanding traditional three-bedroom property to the sales market, complete with a two-story extension, corner plot and generous private off-road parking.

Situated in the heart of Leckhampton, this fine home presents itself very well with impeccable internal decor and a well-manicured exterior. Inside, you will find a very pleasant living room, and extended kitchen/dining room and a bathroom that has also been extended offering the standard bathroom suite with an additional cubicle shower. On the first floor, the second bedroom benefits from the second story extension being 13' long. Bedrooms One and three are also good-sized rooms.

Outside, the house benefits from its corner plot location with a wide frontage and off-road parking set to both sides of the main entrance. The side garden is a nice addition and is currently designated as a garden area but could be used for additional parking if desired. The rear garden is small and extends to a narrow section in keeping with a corner location. The garden is easy to maintain and is a pleasure to look at from the kitchen.

Pilley Crescent is a top selling location and properties here do not remain on the market for long, and it is easy to see why. The local public house is a centre of community style family orientated pub with amazing beer gardens and a calendar full of activities, music festivals and one of the best food menus of any pub in Cheltenham. Leave the house in the opposite direction and you will soon find yourself at the foot of the Leckhampton Hill escarpment. On a summers evening the hill is strewn with socialising groups with small barbeques enjoying freedom and spectacular views across Cheltenham.

Slightly further afield, Leckhampton shops with its vast area of restaurants, cafes and bistro's is just an 18-minute walk away (from google maps) and the equally popular East Gloucestershire Tennis Club is a similar distance.

All viewings are accompanied only

- Three Bedroom Traditional Family House
- Immaculate presentation
- Extended Ground Floor Bathroom
- Close to Central Leckhampton Shops
- Energy Rating (EPC) C-70 | Council Tax Band B
- Two Story Extension
- Extended Kitchen/Dining Room
- Generous Off Road parking
- Excellent Choice of Local Schools
- Tenure - Freehold

Living room

15'2" x 11'9" (4.64 x 3.59)

kitchen

16'2" x 9'1" (4.95 x 2.79)

Bathroom

12'0" x 5'6" (3.66 x 1.68)

Bedroom One

14'7" x 9'2" (4.46 x 2.80)

Bedroom Two

13'6" x 8'0" (4.12 x 2.44)

Bedroom Three

11'1" x 5'8" (3.40 x 1.75)



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		84
(69-80) C	70	
(55-68) D		
(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.