

# HUNTERS®

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## Granley Road

Cheltenham, GL51 6LJ

Offers Over £350,000



Council Tax: B



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Hunters Estate Agents of Cheltenham are delighted to offer for sale, this truly impressive three double bedroom, Edwardian three-story semi-detached luxury home, complete with a detached garage and off-road parking for 6+ vehicles.

Inside, this impressive property boasts of generous sized rooms throughout, all presented in immaculate condition with high quality fittings. The house is a credit to its current owners who have developed this house with great love and care, never more evident than in the bathroom or kitchen. In both rooms you will find artisan style attention to detail and top-quality fittings.

The basement room is a large third double bedroom and has been professionally developed with full certification from building control. But it is the exterior of the property that excels with its enviable off-road parking. This leads to a pair of handmade wrought iron gates giving access to further parking for 5+ vehicles and a solid detached garage with metal up and over door, mains power and light. Beyond the stone chip covered parking is a secret garden with a large patio area and a further secluded area with enough room for an outside table. A further covered area makes up this impressive garden that enjoys a high degree of privacy in all areas.

The accommodation on offer is as follows:

An entrance porch gives access to a spacious sitting room, a dining room lies to the rear and is 'L' shaped and open to the kitchen. A rear lobby separates the kitchen from a ground floor cloak room with WC. The dining room has access to the basement via recently refurbished stairs leading to a generous double bedroom (Bedroom 3) with an escape style opening double glazed window to the front. On the first floor you will find two good sized double bedrooms and a separate bathroom complete with Edwardian style fittings including a roll top claw-foot free standing bath.

Fabulous accommodation, off road parking and a generous garden make this an unbeatable package.



- A Three Double Bedroom Edwardian Semi-Detached House
- Large Very Private Rear garden
- Immaculate Presentation
- Ground Floor WC
- Council Tax Band B | EPC Rating D

- Off Road Parking for Several Vehicles
- Large Detached Garage
- Three Stories with Fully Converted Certified Basement
- Extremely High Quality Fittings Throughout
- Tenure: FREEHOLD

#### Living Room

11'11" x 11'10" (3.64 x 3.61)

#### L Shaped Kitchen/Dining Room

19'4"(max) x 11'10" (5.91(max) x 3.63)

#### WC

3'1" x 6'2" (0.96 x 1.90)

#### Bedroom Two

10'10" x 11'10" (3.32 x 3.61)

#### Bathroom

8'0" x 6'11" (2.44 x 2.13)

#### Bedroom Two

12'2" x 12'1" (3.72 x 3.70)

#### Bedroom Three

14'1" x 9'10" (4.31 x 3.00)

#### Garage

20'5" x 9'4" (6.23 x 2.87)



Road Map



Hybrid Map



Terrain Map

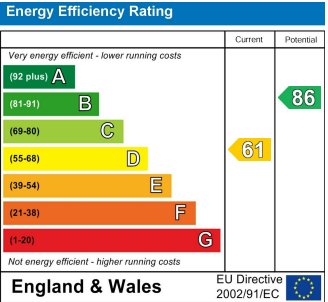


Floor Plan



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.



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.