

HUNTERS®

HERE TO GET *you* THERE



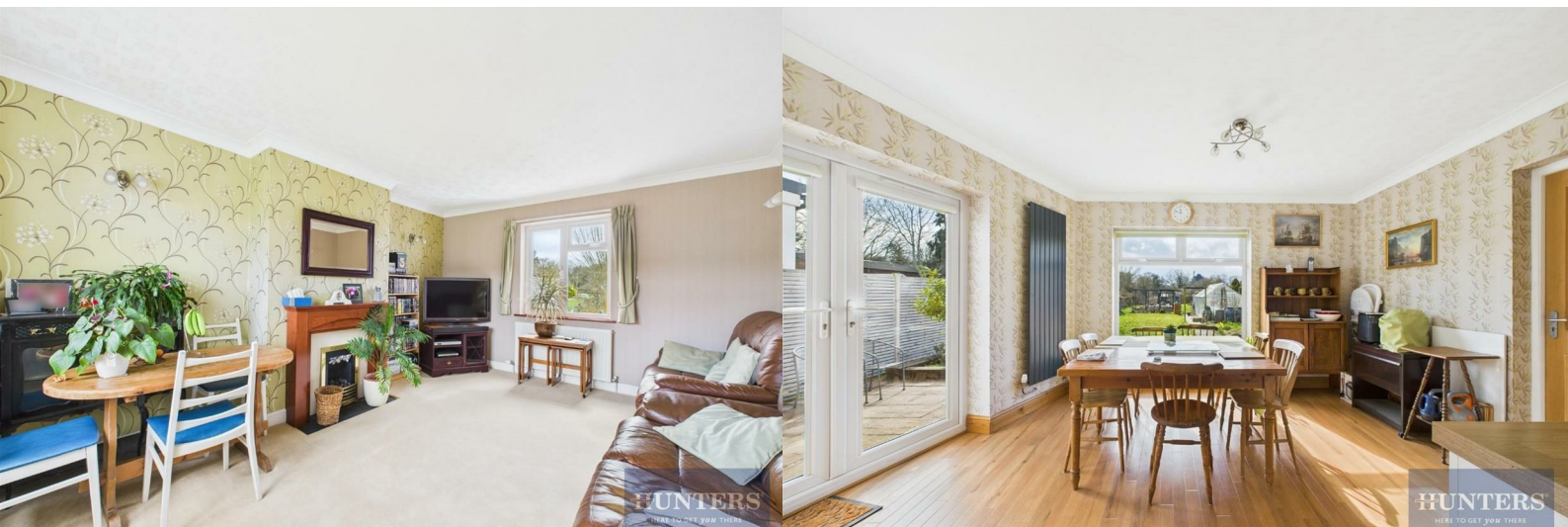
North Road West

The Reddings, Cheltenham, GL51 6RF

Asking Price £525,000



Council Tax: C



6 Shakespeare Cottages North Road West

The Reddings, Cheltenham, GL51 6RF

Asking Price £525,000



Hunters Estate Agents are delighted to offer for sale this fabulous three double bedroom extended semi-detached cottage, complete with a garage, off road parking and a 250'+ rural garden, ideal for anyone who needs more than average outdoor space.

This fine property was fully refurbished and extended in 2012 to include a two-story extension to the rear, new windows and a retiled roof. In addition, the front porch was fully rebuilt and a generously proportioned garage added. The resulting property is a fabulously well-presented family home with a large kitchen/dining room, ideal for parties and entertaining.

North Road West has a lovely semi-rural feel but benefits from being extremely well-connected being within easy cycle range of GCHQ, a short drive to the M5 Junction 11 and just 14 minutes' walk (google maps) to the new transport hub giving access to all local destinations and many national ones as well.

The property is set well back from the road with ample parking for several vehicles. The rear garden is nearly 300' long and is currently stocked with a wide variety of fruit trees and planting beds. The owner is happy to consider leaving the chicken coup and chickens to help the buyer get started living the GOOD LIFE.

This fine property comes highly recommended

GL51 6RF

What 3 Words - ///cheek.dimes.shins

All viewings by appointment only.

Tel: 01242 528500

- **Three Double Bedroom Semi-Detached Cottage • Two Story Extension with 250'+ Garden**
- **Large Kitchen/Dining Room**
- **Ground Floor WC**
- **Garage and Off Road Parking**
- **Energy Rating EPC - C (77) | Council Tax Band C**
- **Dual Aspect Living Room**
- **Fully Refurbished in 2012**
- **///cheek.dimes.shins**
- **Tenure - Freehold**

Hallway One

12'1" x 3'10" (3.70 x 1.19)

Hallway Two

7'5" x 3'4" (2.28 x 1.03)

WC

5'1" x 3'4" (1.55 x 1.03)

Living Room

11'10" x 16'6" (3.63 x 5.04)

Kitchen / Dining Room

14'8" x 24'8" (4.48 x 7.53)

Garage

8'6" x 20'2" (2.60 x 6.16)

Landing

8'11" x 5'10" (2.72 x 1.80)

Bedroom One

17'10" x 10'11" (5.44 x 3.34)

Bedroom Two

13'5" x 8'1" (4.10 x 2.47)

Bedroom Three

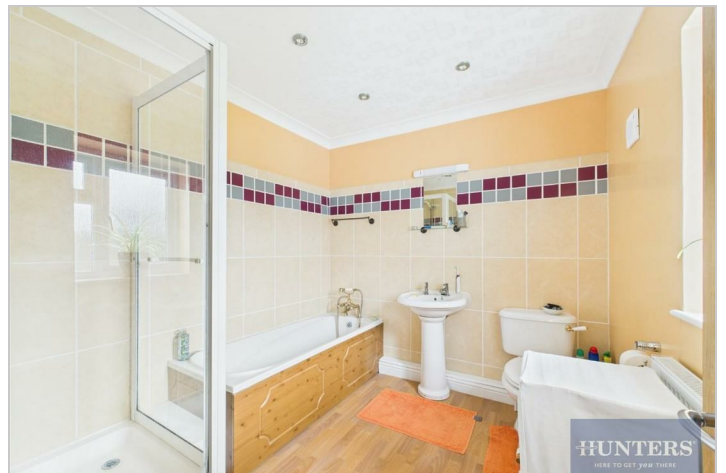
10'2" x 12'0" (3.12 x 3.67)

Bathroom

8'11" x 8'0" (2.72 x 2.44)

Utility Room

5'3" x 4'0" (1.61 x 1.22)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
1295.42 ft²
120.35 m²

Reduced headroom
9.32 ft²
0.87 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	80
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.