

HUNTERS®

HERE TO GET *you* THERE



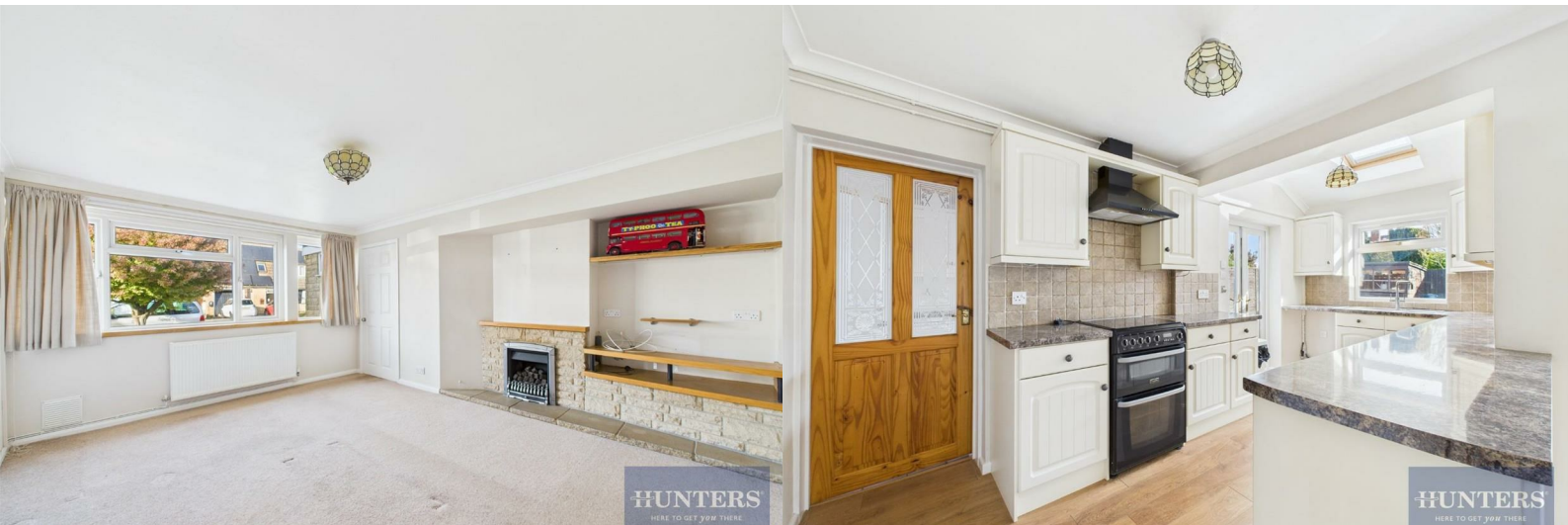
Fernleigh Crescent

Cheltenham, GL51 3QJ

Asking Price £435,000



Council Tax: D



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Hunters of Cheltenham are proud to present this exceptionally well extended three bedroom semi-detached family home to the sales market complete with garage, off road parking and garage.

Offered for sale with no onward chain, this fine property has many key features to suit family life with a dedicated utility room and a ground floor w.c./cloakroom. The rear ground floor extension provides an extended kitchen and an extended dining area which appears very natural to the layout.

This fine property is very well presented with excellent fittings and decor throughout. The garden enjoys a high degree of privacy and the house is set well back from the road with ample parking leading to the garage. There is a very pleasant conservatory overlooking the rear garden.

The accommodation in brief consists of:

Ground Floor: Entrance porch with stairs off to the first floor with coats cupboard. The living room sits to the front with the extended kitchen and dining room occupying the rear. Off the kitchen is a generous utility/boot room with a further cloak room and wc. From the utility a door leads to a generous garage with mains power and light.

First Floor: Bedroom one and three overlook the front elevation with the bathroom and bedroom two overlooking the rear. The layout would allow easy access to an extension over the garage and utility room to provide a large main bedroom and en-suite (subject to obtaining the relevant planning approval)

This fabulous property is located 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 doctors 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.

All viewings are by appointment only

Tel: 01242 528500

- **Three Bedroom Extended Semi-Detached Family Home**
- **Extended Dining Room**
- **Additional Ground Floor Cloakroom/wc**
- **Off Road Parking and Garage**
- **Energy Rating (EPC) D | Council Tax Band D**

- **Extended Kitchen**
- **Additional Utility/Boot Room**
- **Very Private Rear Garden**
- **No Onward Chain**
- **Tenure - Freehold**

Living Room

11'9" x 14'2" (3.60 x 4.34)

Kitchen / Dining Room

17'8" x 16'0" (5.41 x 4.89)

Conservatory

8'9" x 9'7" (2.69 x 2.94)

Utility Room

7'5" x 6'11" (2.27 x 2.12)

WC

4'3" x 3'10" (1.32 x 1.17)

Garage

7'7" x 16'2" (2.32 x 4.93)

Bedroom One

10'0" x 11'9" (3.05 x 3.59)

Bedroom Two

9'11" x 10'11" (3.04 x 3.35)

Bedroom Three

7'4" x 8'6" (2.24 x 2.60)

Bathroom

7'4" x 7'3" (2.25 x 2.23)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
111.77 m²
1203.05 ft²

(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.

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		80
(69-80) C	66	
(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.