

HUNTERS®

HERE TO GET *you* THERE



St. Stephens Road

Tivoli, Cheltenham, GL51 3AA

Asking Price £575,000



Council Tax: D



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Hunters Estate Agents are delighted to offer for sale, this fabulous traditional three bedroom extended semi-detached family home with garage, set in the heart of the highly regarded Tivoli district of Cheltenham, and just 0.1 of a mile (3-minutes' walk) to the Tivoli shopping area.

This impressive property boasts of a large rear extension providing a utility room, a second bathroom and a fourth (ground floor) bedroom. This addition can be accessed from a side entrance separate from the main house entrance, making it a perfect office, study, or location for a small 'at home' business.

The main property offers the following accommodation:

Ground floor: A large but comfortable bay-fronted 16' sitting room faces the front elevation, the Dining room and kitchen sit to the rear and would suit a full width conversion to create a superb kitchen/day space. From the kitchen there is access to a rear lobby with the utility/boot room off. A further hall gives access to the ground floor bathroom and bedroom four/study.

First Floor: The accommodation on the first floor is centred around the landing with doors off to all rooms. Bedrooms one and three face the front elevation with the family bathroom and bedroom two facing the rear.

Outside: The property is set behind wrought iron railings and pillars leading to a generous block paved driveway with off road parking for 4+ vehicles. To the rear, there is a small low maintenance rear garden which enjoys a high degree of privacy for a town centre property. A Garage is located to the rear with access from Inkerman lane.

SUMMARY: The property has been cherished by its current owners for many years and overall presentation of the property is a testament to their attention to detail. The owners accept that some cosmetic upgrading will be required for its next life and sincerely hope future owners will be as happy as they have been.

All viewings are strictly by appointment only

- Three Bedroom Semi-Detached Family Home with Garage
- Two/Three Reception Rooms
- Large Bay Fronted Sitting Room
- Off Road Parking for 4+ Vehicles
- Energy Rating (EPC) D | Council Tax Band D
- Large Ground Floor Extension Providing Bathroom Two and Forth Bedroom
- Two Bathrooms
- Close to Lansdown/Montpellier
- Requires Some Cosmetic Updating
- Tenure - Freehold

Living Room

11'10" x 16'0" (3.61 x 4.89)

Dining Room

12'4" x 10'9" (3.76 x 3.28)

Kitchen

8'10" x 11'8" (2.71 x 3.57)

Home Office / Bedroom Four

9'6" x 10'3" (2.91 x 3.14)

Bathroom (GF)

4'0" x 7'3" (1.24 x 2.23)

Utility Room

5'4" x 5'4" (1.63 x 1.65)

Bedroom One

11'11" x 11'9" (3.64 x 3.60)

Bedroom Two

12'4" x 11'5" (3.77 x 3.49)

Bedroom Three

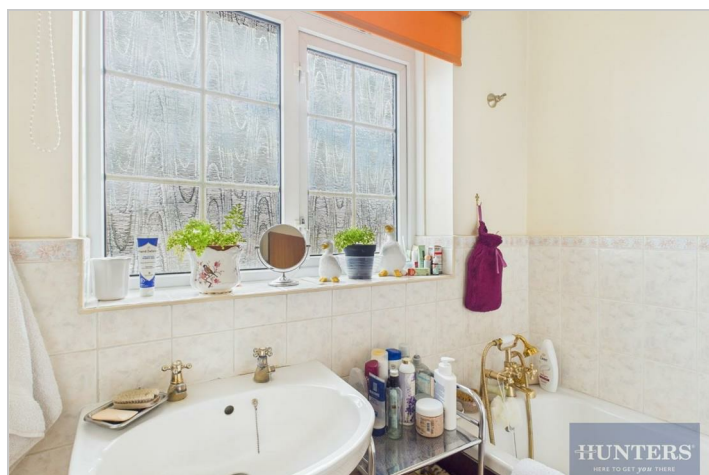
8'8" x 9'0" (2.65 x 2.75)

Main Bathroom

5'5" x 6'3" (1.67 x 1.91)

WC

5'6" x 2'8" (1.69 x 0.82)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
118 m²
1270.14 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		
(69-80) C		75
(55-68) D	57	
(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.