

HUNTERS®

HERE TO GET *you* THERE



Shelley Avenue

St Marks, Cheltenham, GL51 7DW

Offers In Excess Of £325,000



Council Tax: C



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Hunters Estate Agents are delighted to offer for sale this very well presented three-bedroom traditional semi-detached family home with the benefit of a large ground floor extension.

Shelley Road and Avenue, Tennyson Road, Byron Road and others form an area known as 'The Poets' spanning the St Marks residential area in the Parish of West Cheltenham. With properties from the early 1920's (homes built for the returning heroes of WW1) to houses built to attract employees from London to Cheltenham's new GCHQ in the 1950's, the whole area is protected with a 'Conservation Order' to ensure the originality and characterful architecture of the area is preserved.

This fine example offers characterful rooms (especially on the first floor) throughout. The accommodation includes the following:

Ground Floor: The property has a porch leading to the entrance hall. The 15'+ kitchen/breakfast room occupies the left side of the house with a 15'+ living room occupying the right. The rear extension provides a large circa 17' dining room/sunroom. This is a fabulous day space that could be used in a variety of ways including playroom, hobby room, home office etc. Off this lovely room is a full bathroom suite.

First Floor: These houses are sometimes offered as two-bedroom properties with a first-floor bathroom or a three-bedroom house with a ground floor bathroom. This property offers three generous bedrooms and an en-suite facility to bedroom one.

Outside: At the front of the house there is a useful driveway with off road parking for two or more vehicles, a covered side passage provides useful extra storage. The rear garden is well manicured and laid to lawn with close panel fence boundaries.

IMPORTANT NOTE: There will be a small exclusive development of homes scheduled to be built to the rear of this property. We have the plans on file (available) and are assured that the finished product will not impact negatively on Shelley Avenue and will improve future security.

- Three Bedroom Extended Semi-Detached Family Home
- Two Reception Rooms
- Immaculate Condition
- Off Road Parking
- Energy Rating (EPC) C | Council Tax Band C
- Ground Floor Extension
- Two Bathrooms
- Very Pleasant Rear Garden
- Excellent Access to GCHQ, M5 Motorway and Cheltenham Rail Station
- Tenure - Freehold

Living Room

10'9" x 15'10" (3.29 x 4.83)

Kitchen / Breakfast Room

8'0" x 15'9" (2.45 x 4.81)

Dining Room / Sunroom

16'11" x 8'9" (5.18 x 2.69)

Bathroom

8'0" x 8'9" (2.44 x 2.67)

Bedroom One

10'8" x 12'1" (3.27 x 3.69)

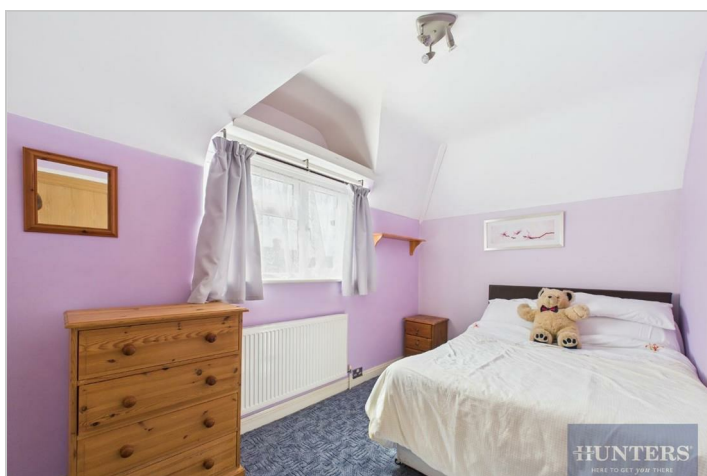
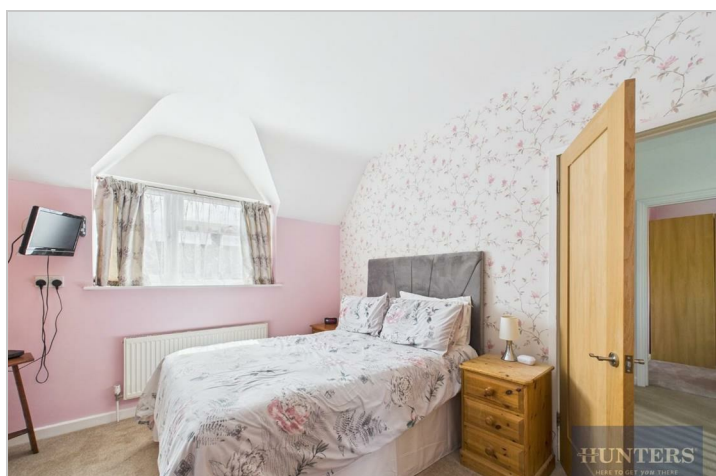
En-Suite

Bedroom Two

12'9" x 7'9" (3.90 x 2.37)

Bedroom Three

7'11" x 7'6" (2.43 x 2.30)



Road Map



Hybrid Map



Terrain Map

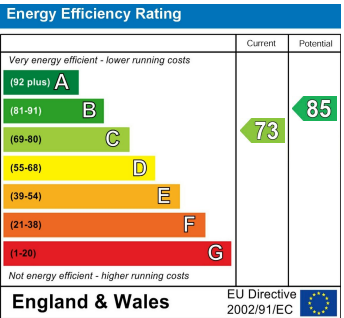


Floor Plan



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.