

HUNTERS®

HERE TO GET *you* THERE



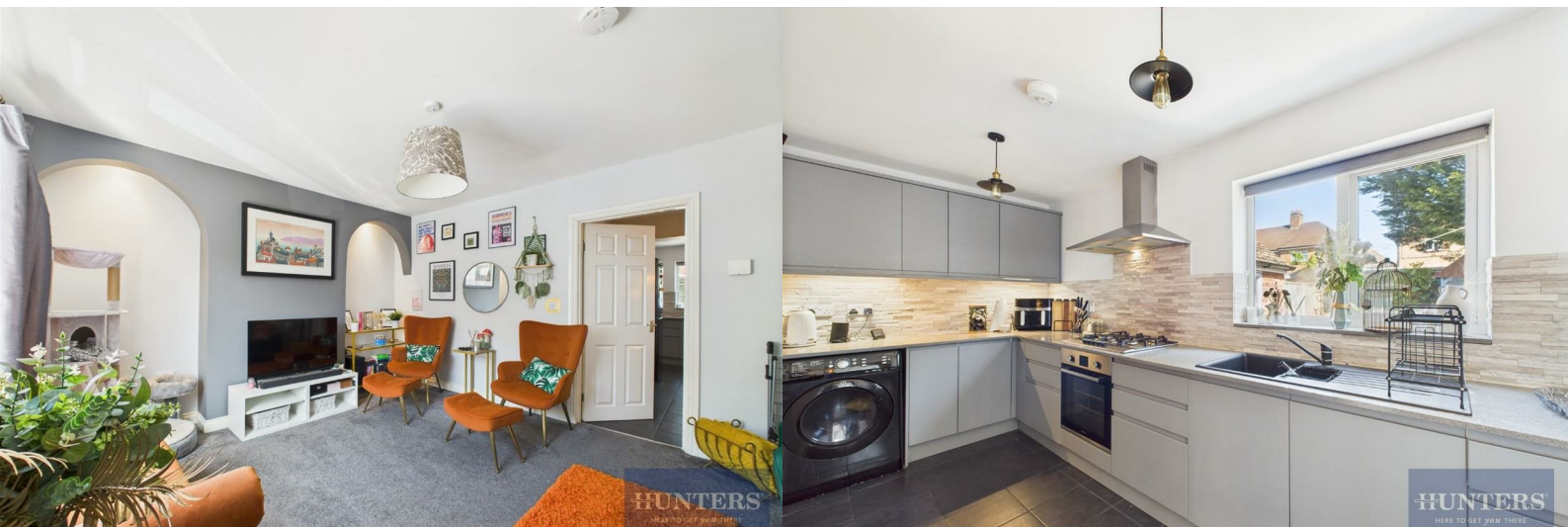
Whaddon Avenue

Cheltenham, GL52 5NW

Asking Price £300,000



Council Tax: B



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Offered for sale is this fabulous EXTENDED three-bedroom end terrace family home having recently enjoyed a complete ground up restoration including new wiring, new plumbing throughout, new bathroom and a new fitted kitchen with granite work tops.

The attention to detail on this property is outstanding with new boarding and insulation at the first-floor level and in the roof. The garden has been professionally designed and landscaped with stone tiled flower beds that match the tiling in the kitchen. The bathroom is very well appointed with an oversized bath and complimentary fittings.

The accommodation includes:

Ground Floor: Entrance hall; the living room occupies the front half of the property with the dining area and extended kitchen covering the full rear half of the house. Off to the left of the dining area there is a large family bathroom. A further door from the kitchen leads to the generously sized and fully landscaped rear garden.

First Floor: Landing; three bedrooms with bedroom one facing the front elevation and bedrooms two and three facing the rear. The benefit of the ground floor bathroom is that the bedrooms are all of a good size.

Outside: There are two spaces in front of the property ideal for parking off road. At the rear there is a very attractive low maintenance courtyard style garden. The whole area has been thoroughly well designed with paved patio areas, a small block style contrasting pathway leading through the centre with two large, raised planters with discreet lighting at the mid-point. The rear garden enjoys a good degree of privacy and is a wonderful place to relax and unwind after a busy day.

SUMMARY: There has been an extraordinary amount of money spent on this property all to the benefit of the next owner. This is a wonderful family home most suited to a busy family that wants to be on the edge of central Cheltenham to enjoy all the facilities of family life. This house comes highly recommended.

- **Extended Three Bedroom End Terrace House**
- **New Plumbing Throughout**
- **New Fitted Kitchen**
- **Fully and Professionally Landscaped garden**
- **Council Tax Band = B / EPC = C**
- **Recently FULL RESTORED throughout**
- **Fully Re-Wired**
- **New Luxury Bathroom Suite**
- **Immaculate Condition**
- **Tenure - Freehold**

Living Room

12'4" x 14'8" (3.78 x 4.49)

Dining Area

9'5" x 10'6" (2.88 x 3.22)

Kitchen

6'7" x 13'6" (2.02 x 4.12)

Bathroom

7'9" x 6'7" (2.37 x 2.03)

Bedroom One

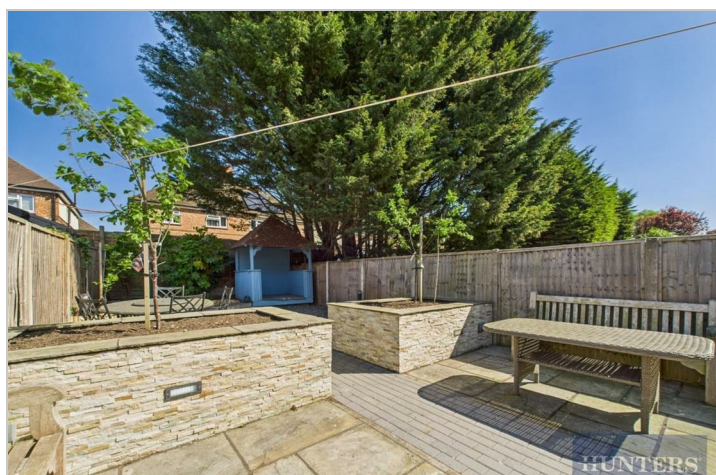
10'4" x 14'9" (3.17 x 4.52)

Bedroom Two

10'5" x 9'2" (3.18 x 2.81)

Bedroom Three

7'6" x 8'3" (2.30 x 2.52)



Road Map



Hybrid Map



Terrain Map

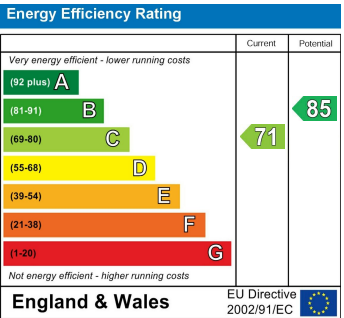


Floor Plan



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.