

# HUNTERS®

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## Symphony Road

Hatherley, Cheltenham, GL51 6GJ

Asking Price £425,000



Council Tax: D



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Hunters of Cheltenham are delighted to offer this impressive modern three-bedroom detached family home to the sales market. This property is a credit to its owners and is presented for sale with no onward chain, ideal for anyone wanting a speedy purchase. This fine home excels at busy family life with generous rooms with a private rear garden and garage with additional off-road parking.

The layout consists of the following:

**Ground Floor:** The living room is a lovely relaxing room located at the front of the property and boasts of a deep bay window. The fully fitted kitchen/breakfast room sits across the rear of the property. The ground floor also has a large cloakroom with WC. The owners have added a solidly built dwarf wall conservatory with a single and double doors to the rear garden. This wonderful addition really brings the garden into the home and is a very usable space all year round.

**First Floor:** The main bedroom has a dedicated en-suite shower room and occupies the entire frontage of the property. Bedrooms two and three span the rear with the modern family bathroom being centrally located.

**Outside:** The property sits behind its own hedge trimmed fore-garden with off road parking for two vehicles on the private drive leading to a secure garage. The rear garden is a blank canvas ready for a keen gardener to create an oasis of their own.

**Summary:** This outstanding property offers good sized rooms and excellent quality fittings throughout. Being detached is a luxurious option especially for those family nights watching a movie through a soundbar... perfect. All the bedrooms and the reception room are impressive, and the enviable outdoor space rounds off an exceptional package.

All viewings are strictly by appointment only.

Tel: 01242 528500



- Three Bedroom Detached Family Home
- Large Kitchen/Breakfast Room
- Large 14'+ Conservatory
- NO ONWARD CHAIN
- Council Tax Band D | Energy Rating (EPC) C

- Bathroom and En-Suite
- Ground Floor WC
- Garage and Off Road Parking
- Close to Amenities, GCHQ and M5 Junction 11
- Tenure - Freehold

#### Living Room

12'2" x 12'5" (3.71 x 3.79)

#### Kitchen / Breakfast Area / Utility

18'10" x 9'6" (5.76 x 2.91)

#### WC

2'7" x 5'6" (0.81 x 1.68)

#### Conservatory

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

#### Bedroom One

11'6" x 8'7" (3.52 x 2.62)

#### En-Suite

7'1" x 7'3" (2.17 x 2.22)

#### Bedroom Two

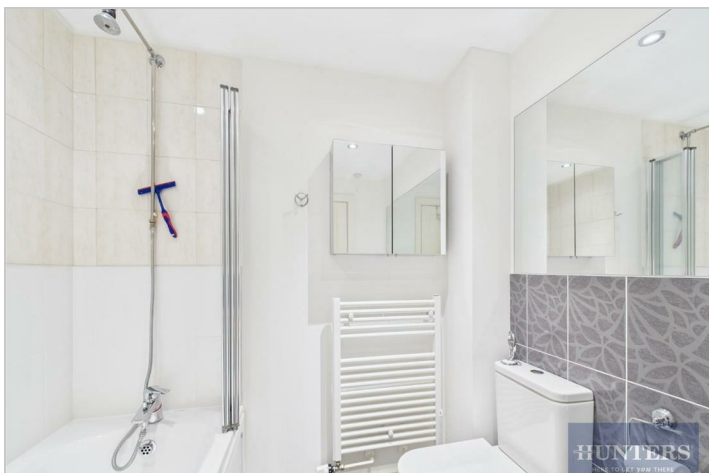
9'1" x 9'1" (2.79 x 2.78)

#### Bedroom Three

9'6" x 7'0" (2.90 x 2.14)

#### Bathroom

6'2" x 6'6" (1.89 x 1.99)



Road Map



Hybrid Map



Terrain Map



Floor Plan

**Floor 0 Building 1**

**Floor 1 Building 1**

**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

105.5 m<sup>2</sup>

1137 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**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	80
(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.