

# HUNTERS®

HERE TO GET *you* THERE



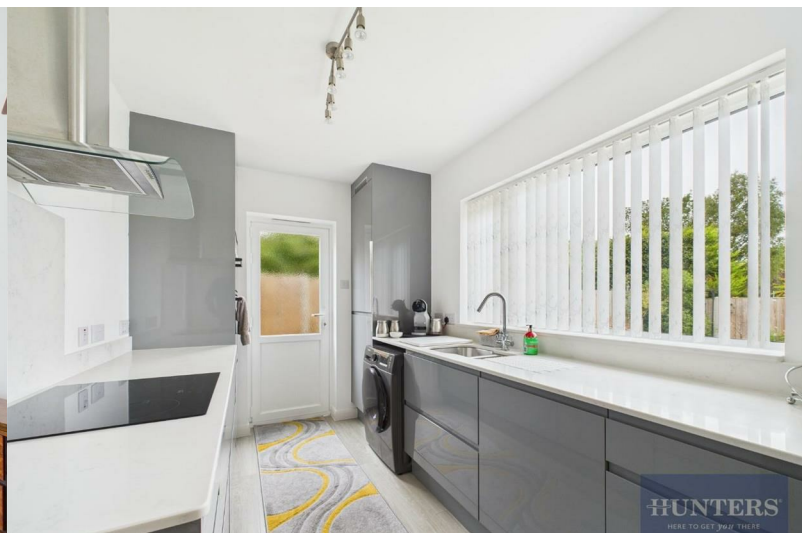
## Greenway Close

Shurdington, Cheltenham, GL51 4TL

Asking Price £495,000



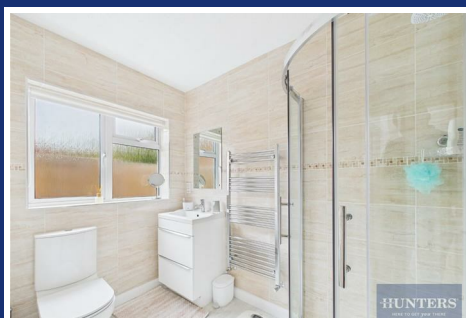
Council Tax: D



# 7 Greenway Close

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Asking Price £495,000



Hunters are delighted to bring this fully renovated and beautifully presented three bedroom detached bungalow to the sales market, complete with a freshly laid resin drive, secure garage and a landscaped private rear garden.

This exceptional and very well-presented property has a flexible layout to suit a wide range of buyers from a professional or retired couple wanting several reception rooms and a large family seeking four bedrooms utilising the large home office as a bedroom.

The property was fully renovated a couple of years ago and is a credit to the owners who have taken great care and attention to use the very best complimentary materials throughout the property. The accommodation includes:

**INSIDE:** The recessed entrance hall gives access to all rooms except the sunroom and the home office. Bedrooms one, two and three all face the front elevation with the large kitchen/breakfast room and the well-proportioned living room facing the rear. The family bathroom and separate w.c. are both centrally located. The Study/bedroom four is positioned just off the living room as is the wonderful 18' x 11' sunroom. This lovely additional room enjoys fabulous views of the rear garden and comes complete with a remote-controlled extending awning.

**OUTSIDE:** The rear garden enjoys a high degree of privacy and boasts of a well-managed layout consisting of a newly laid patio, well managed lawn area and close panel fence boundaries. To the front there is a very attractive new resin style drive which looks fantastic and is very low maintenance. The driveway leads to a private garage with its own mains power and light.

**SUMMARY:** We rarely announce 'this is the best property of its type' but on this occasion, it would be accurate. This bungalow has benefitted from a money-no-object refurbishment and is presented in a move-in condition, that will last for many years to come. We highly recommend this property.

All viewings are by appointment only

No Onward Chain

Tel: 01242 528500



- A Truly Outstanding Detached Bungalow
- Fully Renovated Throughout
- Recently Fitted Bathroom
- Immaculate Gardens
- Energy Performance Rating (EPC) E (Taken before refurbishment)

- Three Generous Bedrooms
- Modern Bathroom
- Large Rear Conservatory
- No Onward Chain
- Tenure - FREEHOLD | Council Tax Band D

#### Living Room

15'10" x 11'9" (4.84 x 3.60)

#### Kitchen / Dining Area

7'3" x 20'10" (2.23 x 6.37)

#### Home Office / Bedroom Four

10'7" x 7'8" (3.24 x 2.36)

#### Bathroom

5'2" x 8'2" (1.60 x 2.51)

#### Bedroom One

11'10" x 9'9" (3.62 x 2.99)

#### Bedroom Two

10'10" x 9'2" (3.31 x 2.81)

#### Bedroom Three

10'9" x 6'9" (3.29 x 2.07)

#### WC

2'10" x 4'9" (0.88 x 1.45)

#### Sunroom

11'3" x 18'3" (3.43 x 5.58)

#### Garage

16'3" x 8'5" (4.96 x 2.59)



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.



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>85</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            | <b>52</b> |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| 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.