

HUNTERS®

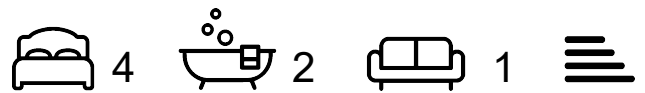
HERE TO GET *you* THERE



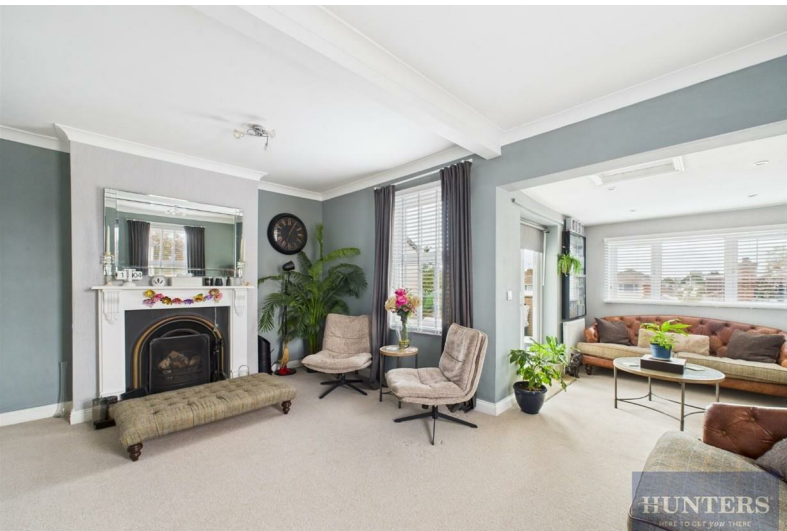
Haywards Road

GL52 6RH

Asking Price £695,000



Council Tax: C



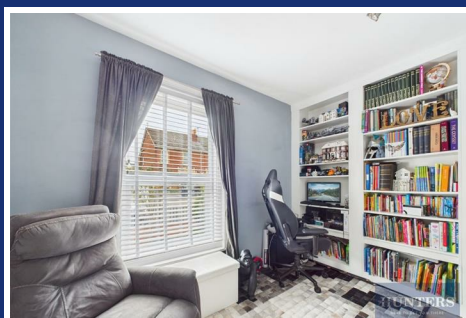
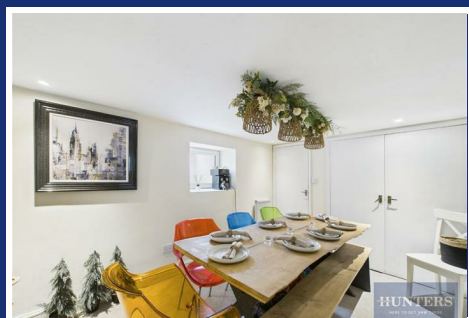
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Hunters of Cheltenham are proud to offer this truly impressive four-bedroom end terraced four-story extended Edwardian house to the open sales market. Located close to central Cheltenham, this fine home benefits from secure off-road parking and a detached garage.

Presented for sale in immaculate condition throughout and is a credit to its current owners. The family bathroom and en-suite on the 2nd and 3rd floors are supported by two separate wc's on the lower ground and ground floors. The fully equipped modern kitchen is bright and highly specified with space for a large breakfast table, ideal for socialising with friends or family.

This superb family home offers the following accommodation:

Lower Ground Floor:

To the front of the property there is a dedicated dining room with storage cupboards, the large 'L' Shaped kitchen/Breakfast room occupies the rear overlooking the rear garden. There is a wc on this floor.

Ground Floor:

The enclosed porch is side located giving access to the entrance hall. The flexible layout allows for the rooms to be utilised to suit, but the current owners use the front room as a study and the large rear room as a luxurious sitting room. Off the sitting room is a lovely balcony, ideal for a relaxing evening after a long day. There is a separate wc on this floor.

First Floor:

Bedroom two is a dual aspect double bedroom sitting to the front elevation. Bedrooms three and four lie to the rear. The family bathroom is very well appointed.

Second Floor:

The main bedroom (one) occupies the entire second floor with views towards Cheltenham and benefits from a very well-appointed en-suite bathroom.

Outside:

The property has a secure gate leading to off road parking for two vehicles leading to a detached garage. The garden is low maintenance with a patio/lawn mix and solid traditional brick wall boundaries.

We highly recommend this property

Tel: 01242 528500

- Immaculate Four Bedroom Edwardian Family Home
- Two Bathrooms
- Large Corner Garden
- Close to Balcarras and Holy Apostles Schools
- Council Tax Band C | Energy Rating (EPC) tbc

- Two Off Road Parking Spaces and a Secure Detached Garage
- Three Reception Rooms and a Balcony
- A WC On All Four Floor
- 15 Minute Walk Into Town
- Tenure - Freehold

Sitting Room

10'9" x 17'5" (3.28 x 5.33)

Study

9'8" x 11'3" (2.97 x 3.45)

WC

3'9" x 4'5" (1.16 x 1.36)

Kitchen

10'2" x 7'5" (3.10 x 2.28)

Breakfast Area

10'9" x 17'1" (3.29 x 5.21)

Dining Room

8'9" x 12'8" (2.68 x 3.87)

WC

Bedroom One

10'7" x 14'11" (3.24 x 4.57)

En-Suite

5'2" x 7'11" (1.59 x 2.43)

Bedroom Two

9'8" x 10'3" (2.96 x 3.14)

Bedroom Three

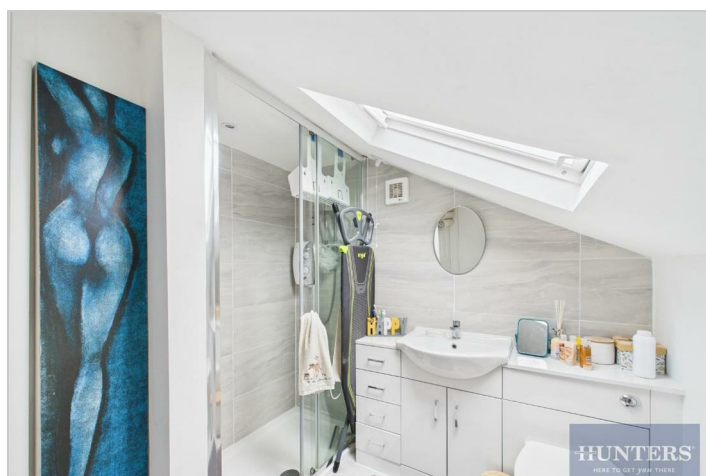
10'7" x 8'7" (3.24 x 2.63)

Bedroom Four

7'7" x 6'11" (2.33 x 2.13)

Bathroom

6'3" x 5'8" (1.92 x 1.73)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Floor 2

Floor 3

Approximate total area⁽¹⁾

138.8 m²
1495 ft²

Balconies and terraces

7.5 m²
81 ft²

Reduced headroom

1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom
Below 1.5 m/5 ft

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		
(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.