

HUNTERS®

HERE TO GET *you* THERE



Winton Road

Cheltenham, GL51 3AY

Asking Price £325,000



Council Tax: D



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Hunters are delighted to offer this incredible **THREE BEDROOM** semi-detached bungalow to the sales market. Outstanding value for money with an additional rear extension.

This fine property has a fitted kitchen and a wet-room style bathroom with a fabulous rear extension boasting of the beautiful living room which enjoys views across the very private rear garden.

Just a mere 1-minute walk (0.2 of a mile) door to door Walking distance to Bournside School (from Googlemaps) and a 2-minute walk to Hatherley Park makes this an outstanding family home at an unbeatable asking price.

The property comprises of:

Two large double and one generous single bedroom located at the front of the property. The bathroom is centrally located for convenience. The kitchen has been fitted units and the rear has been extended with a 'proper' pitched and tiled roof extension housing a luxurious living room overlooking the rear garden.

Outside, the property is set back from the road behind its own fore-garden with side parking leading to a garage. The rear garden is generous in proportion and enjoys a good degree of privacy.

Viewings are highly recommended and will be professionally accompanied.

- **Extended Three Bedroom Semi-Detached Bungalow in Hatherley**
- **Private Rear Garden**
- **Wet Room Style Bathroom**
- **Off Road Parking and Garage**
- **Council Tax Band D | Energy Rating E (55)**

- **Close to Bournside Schools, Easy Access to Lakeside School**
- **Fitted Kitchen**
- **uPVC Double Glazing**
- **Quiet Cul-De-Sac Style Location**
- **Tenure - Freehold**

Living Room

15'7" x 12'8" (4.77 x 3.88)

Kitchen

10'9" x 8'10" (3.28 x 2.70)

Bedroom One

12'10" x 11'0" (3.92 x 3.36)

Bedroom Two

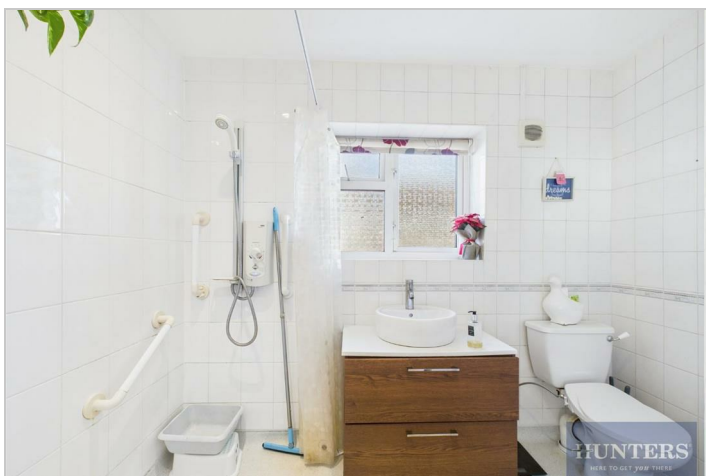
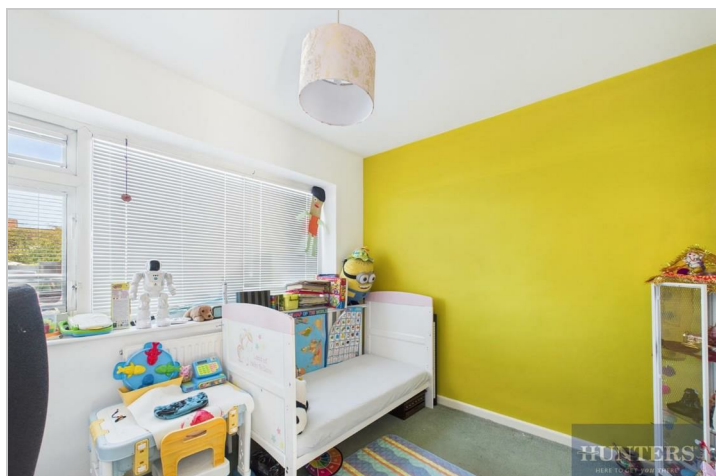
11'9" x 9'1" (3.60 x 2.77)

Bedroom Three

10'9" x 8'10" (3.30 x 2.71)

Bathroom

8'10" x 6'11" (2.71 x 2.12)



Road Map



Hybrid Map



Terrain Map



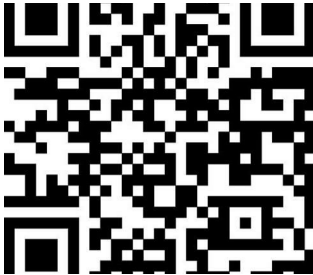
Floor Plan



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.

Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D		
(39-54) E	51	
(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.