

HUNTERS®

HERE TO GET *you* THERE



Bridge Street

Cheltenham, GL51 9DQ

Asking Price £189,950



Council Tax: B



Bridge Street

Cheltenham, GL51 9DQ

Asking Price £189,950



Located just off the town centre is this excellent two double bedroom semi-detached great value home complete with private front, side and rear gardens and two side-by-side parking places.

This fabulous property has an impressive three-sided plot and would lend itself perfectly for extending and developing (subject to obtaining the relevant planning approval).

The property offers the following accommodation:

The extended porch is open plan to the entrance hall creating a large welcoming entrance to the property. The main living room is dual aspect with windows to the front and side elevations. The kitchen occupies the left-hand side of the property with a recessed utility area. On the first floor, there are two large double bedrooms, both forward facing with a separate wc and family bathroom at the rear.

Outside, the property continues to impress with a well landscaped rear garden, and additional side plot. The property is set back from the road behind a lawned fore-garden and privet hedge. The rear garden houses a large timber workshop which is included in the sale and a large, recessed parking space which can host two large cars side by side with comfort.

Bridge Street is a quiet backwater road on the edge of Cheltenham, within easy walking distance of a large Gymnasium and Elmfield Park. The lower High Street is just 12 minutes' walk from the property (taken from Googlemaps).

Summary: This is a perfect 'first-buy' being a good sized two double bedroomed freehold house for less than many leasehold flats! Landlords should also take a good look at this fine property; the yield should easily surpass 6% with no management/service charges.

Viewings are highly recommended to fully appreciate this property.

All viewings are by appointment only

- Two Double Bedroom Semi Detached House
- Two Off Road Parking Spaces
- Large Timber Outbuilding
- Side Plot Ideal for Extending (subject to obtaining planning permission).
- Council Tax Band B | Energy Rating (EPC) tbc
- Large Dual Aspect Living Room
- Gardens to Three Sides
- Generous Sized Living Room
- NO ONWARD CHAIN
- Tenure - Freehold

Living Room

16'6" x 9'5" (5.04 x 2.89)

Kitchen

12'5" x 7'9" (3.79 x 2.38)

Utility Area

3'8" x 3'4" (1.12 x 1.04)

Bathroom

5'4" x 4'10" (1.63 x 1.48)

Bedroom One

13'6" x 9'8" (4.13 x 2.96)

Bedroom Two

10'10" x 7'11" (3.31 x 2.43)

WC

2'9" x 4'7" (0.84 x 1.41)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

HUNTERS
HERE TO GET YOU THERE

Approximate total area⁽¹⁾
62 m²
668 ft²

(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.

Material 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.