

HUNTERS®

HERE TO GET *you* THERE



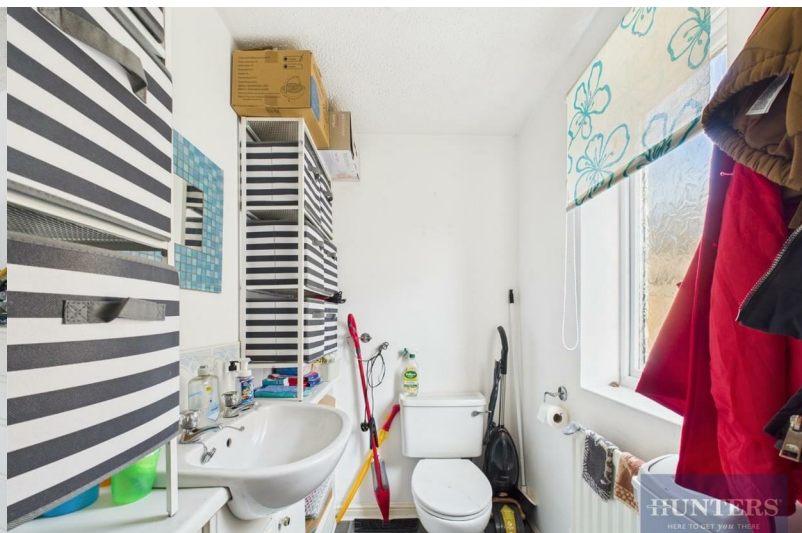
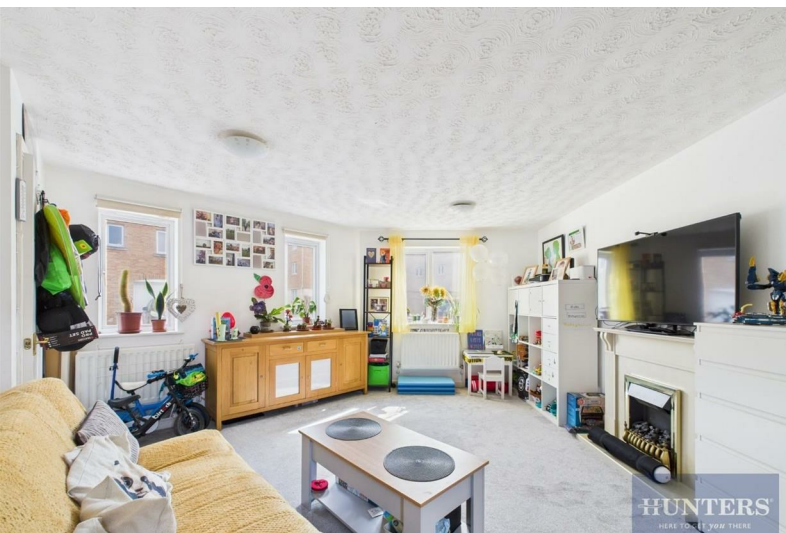
Lloyd Close

Cheltenham, GL51 7SZ

Asking Price £250,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this impressive three-bedroom semi-detached freehold house to the sales market complete with off road parking.

This fine home offers two bathrooms and a ground floor wc. The kitchen and bathroom suites are in good order and the property is well presented in neutral decor throughout. There are two small off-road parking spaces and a very pleasant low maintenance rear garden.

The location of the property would make this an lucrative student let due to its easy pedestrian access to the University - or - a secure professional rental property due to its easy access to GCHQ and the M5 at Junctions 10 or 11. The low running costs of this property will also be attractive to most first-time buyers as well.

Available for purchase with no onward chain we highly recommend this fabulous home.

All viewings are by appointment only.

- **Modern Three Bedroom Semi-Detached Home**
- **Perfect First House or Investment Property**
- **First Floor Bathroom, En-Suite to Bed One and Ground Floor WC**
- **Small Low Maintenance Rear Garden**
- **Energy Rating (EPC) D | Council Tax Band C: £1,996.90/annum**
- **Ideal For Renting to Students or Professional**
- **Modern Kitchen**
- **Characterful Shaped Rooms**
- **Excellent Condition**
- **Tenure - Freehold with a Small Local Service Charge of approx. £400/annum**

Hallway

4'3" x 7'4" (1.32 x 2.26)

Living Room

16'7" x 16'11" (5.08 x 5.18)

Kitchen / Breakfast Room

12'0" x 9'10" (3.68 x 3.02)

WC

4'6" x 6'4" (1.38 x 1.95)

Bedroom One

9'9" x 12'6" (2.98 x 3.83)

En Suite

7'9" x 6'6" (2.37 x 2.00)

Bedroom Two

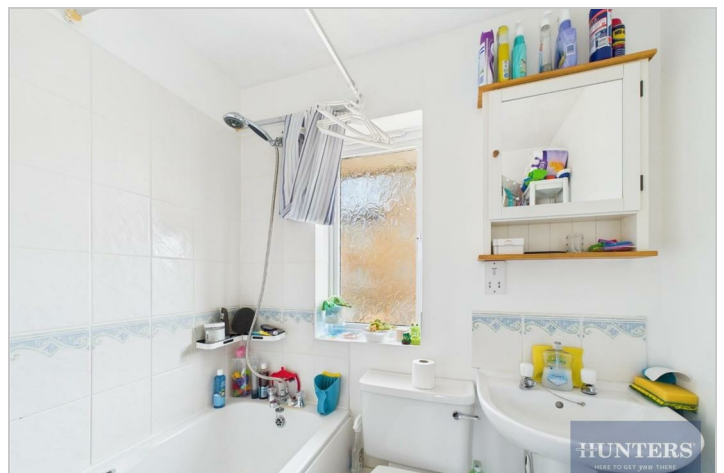
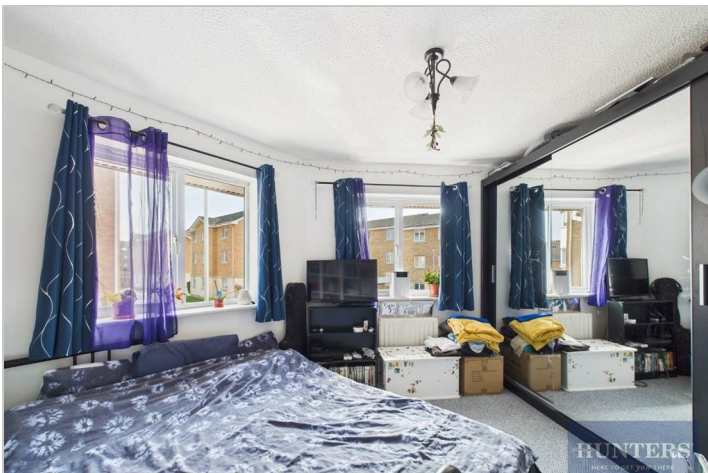
8'5" x 10'2" (2.59 x 3.10)

Bedroom Three

8'0" x 7'1" (2.44 x 2.17)

Bathroom

5'5" x 6'3" (1.67 x 1.92)



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) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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.