

HUNTERS®

HERE TO GET *you* THERE



Hillside Close

Cheltenham, GL51 3AS

Offers In Excess Of £300,000



Council Tax: D



8 Hillside Close

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Offers In Excess Of £300,000



Located within a short 3-minute walk of Bournside School is this lovely gable fronted three bedroom detached house with the benefit of a ground floor extension providing a useful sunroom/home office area.

This fine home will require some cosmetic attention throughout, hence the very attractive asking price. An ideal canvas to create the perfect home of your own design with your choice of kitchen, Bathroom and ground floor cloakroom suite, the resulting home will be a pleasure to live in. The current accommodation includes:

Ground Floor: The entrance hall gives access to the first floor, a cloakroom and a further door to the dining room. The front living room opens to the dining area and again further into the extension, a lovely room overlooking the rear garden. The kitchen is located from the dining room.

First floor: Bedrooms one and three sit to the front of the property, bedroom two and the family bathroom face the rear.

Outside: The property sits behind its own fore-garden with driveway for parking. At the rear, the garage has had the main door made smaller and is now used as a secure storage room. The rear garden is low maintenance and enjoys a good degree of privacy.

Loweswater Close sits just off the main Warden Hill Road making it pedestrian accessible to Hatherley and Cheltenham centres. This lovely family home is vacant and ready for a fast move and comes highly recommended.

All viewings by appointment only.

- **Three Bedroom Extended Detached Family Home**
- **Available with No Onward Chain**
- **Pleasant Rear Garden**
- **Brick Built garden Storage**
- **Energy Rating (EPC) D | Council Tax Band D**
- **Requires a Full Cosmetic Update**
- **Easy 5-minute Walk to Bournside School**
- **Off Road Parking**
- **Ground Floor WC**
- **Tenure - Freehold**

Hallway

11'11" x 5'4" (3.64 x 1.65)

Cloakroom

2'3" x 8'9" (0.71 x 2.68)

Living Room

15'8" x 11'5" (4.79 x 3.48)

Dining Room

10'9" x 8'0" (3.29 x 2.44)

Sun Room

6'5" x 10'3" (1.98 x 3.14)

Kitchen

8'3" x 8'9" (2.52 x 2.68)

Bedroom One

13'1" x 9'11" (4.01 x 3.04)

Bedroom Two

10'9" x 9'10" (3.29 x 3.02)

Bedroom Three

10'1" x 7'0" (3.09 x 2.15)

Bathroom

5'4" x 6'11" (1.65 x 2.13)

Seperate WC

2'7" x 4'3" (0.81 x 1.31)



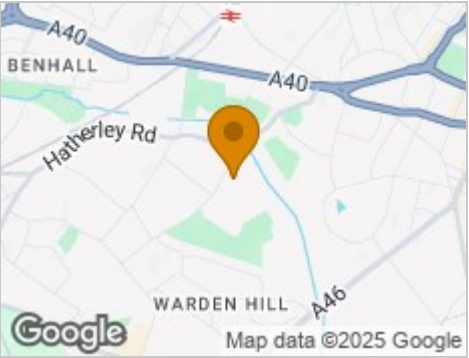
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
81.02 m²
872.1 ft²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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		86
(81-91) B		
(69-80) C		64
(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.