



Hales Road, Cheltenham

Gloucestershire, GL52 6SL

Asking Price £595,000

HUNTERS[®]
EXCLUSIVE



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Hales Road, Cheltenham

DESCRIPTION

Hunters Estate Agents are delighted to offer this substantial Victorian Semi-Detached three double bedroom family residence to the sales market. The property is presented for sale in excellent condition throughout and comes complete with dedicated off-road parking.

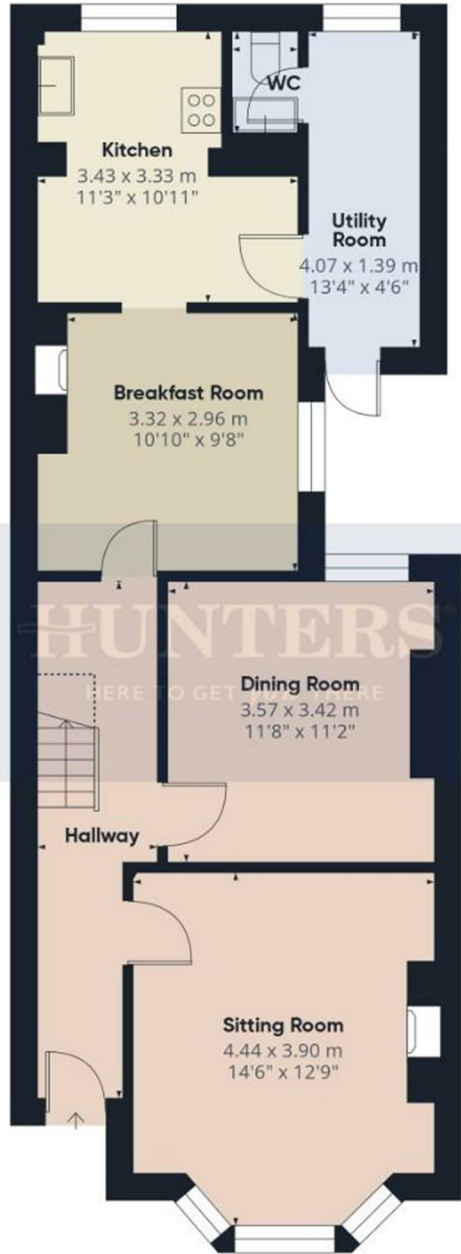
This fine gentrified home offers a perfect blend of retained traditional features and modern fittings for everyday convenience. The property benefits from having three reception rooms and a ground floor wc. On the first floor there are three generous double bedrooms, a family bathroom and an en-suite bathroom to bedroom one. Outside, the property continues to impress with two off road parking spaces in front of the property and at the rear, there is a beautifully landscaped well stocked and private rear garden

Further development of the property is possible with several examples nearby of heavily extended homes, which is unsurprising considering the wonderful location, these properties are a rare find.

Hales Road has routes back to the 18th Century being one of several roads to be developed around the growing Spa water attraction. This exceptional house dates to the turn of the last century towards the end of the Victorian era and benefits from easy pedestrian access to Cheltenham High Street in just 15 minutes (from googlemaps). Cheltenham offers a seemingly endless choice of restaurants, cafes, bars, shopping and leisure facilities.

This property is one of the finest of its type we have seen in a while, and highly recommend any interested party to arrange a viewing as soon as possible to avoid disappointment

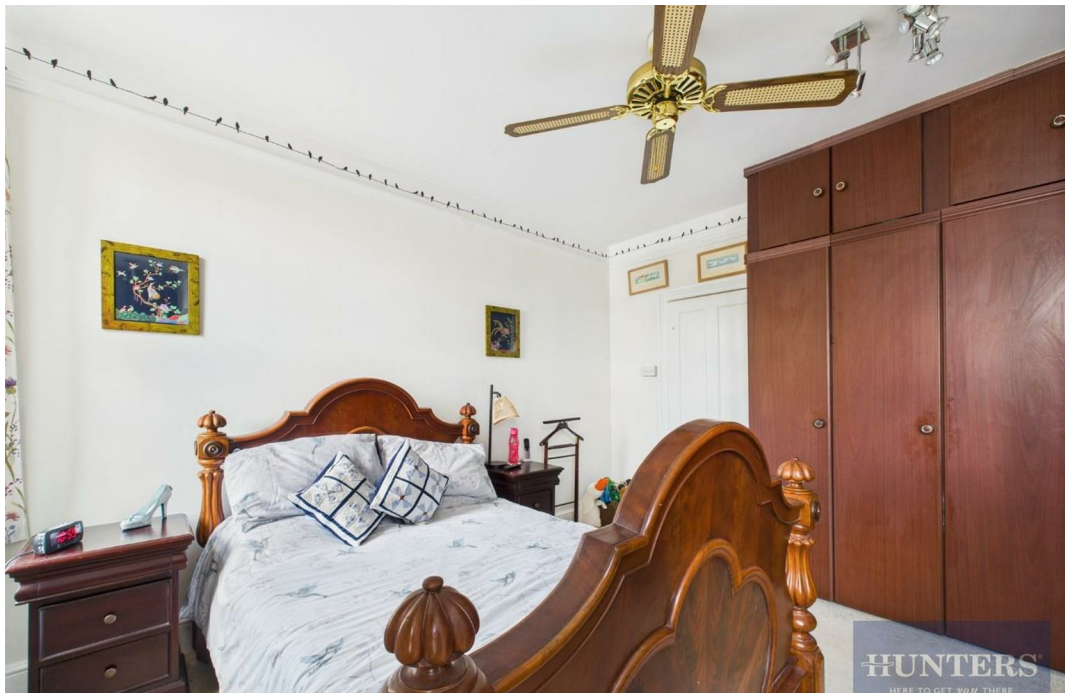
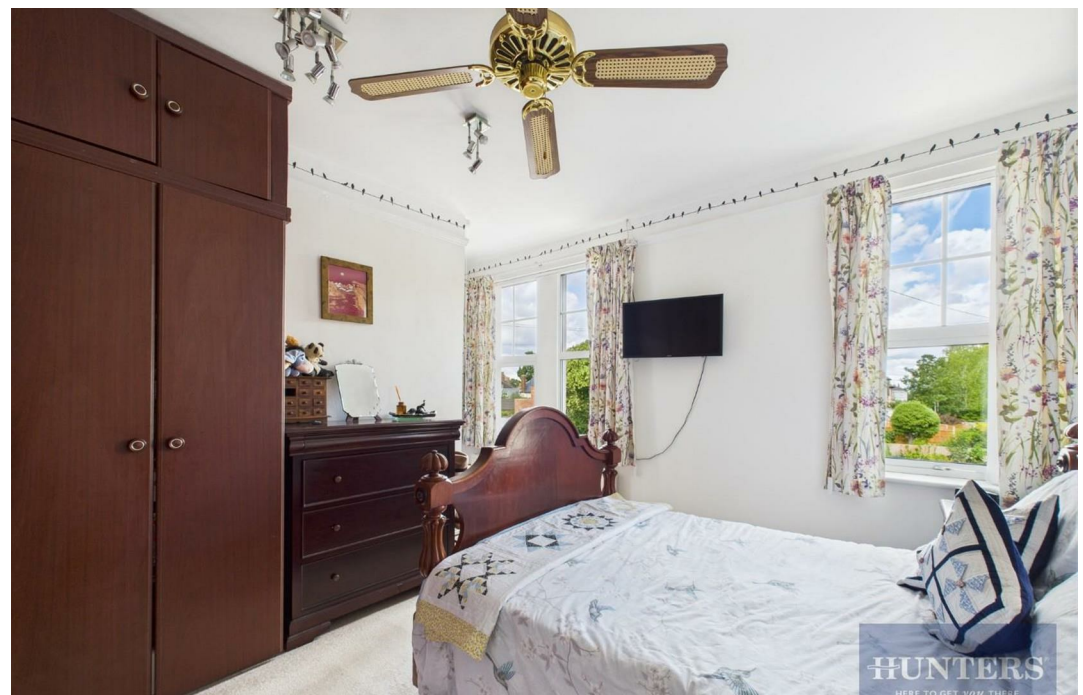




Floor 0



Floor 1





Approximate total area⁽¹⁾
115.1 m²
1237 ft²

Reduced headroom
0.8 m²
8 ft²

(1) Excluding balconies and terraces

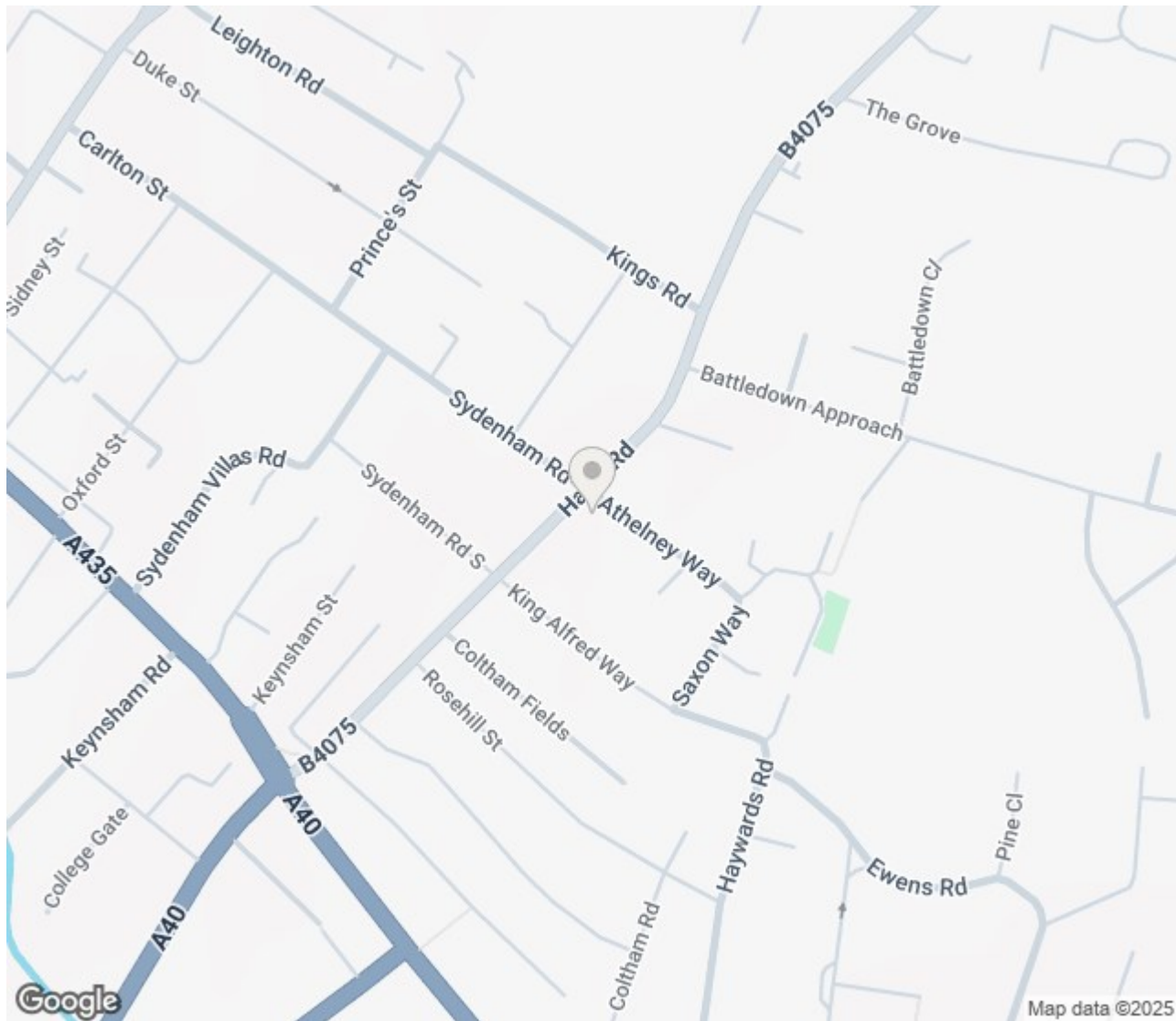
Reduced headroom
Below 1.5 m/5 ft

Calculations reference theRICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

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