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Wasley Road

St Marks, Cheltenham, GL51 7UQ

Guide Price £375,000



Council Tax: C



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Located within the famous 'Poets' Conservation area, just west of central Cheltenham, is this truly impressive four-bedroom semi-detached family home, complete with double garage and generous off-road parking.

Inside, this fabulous house is beautifully presented and a credit to its current owners who have maintained the property with great care and attention to detail. The modern bathroom fittings and décor contrast perfectly with the original internal doors that have been stripped/waxed and retain the original brass handles. The ground floor has been extended to provide the fourth bedroom with its own en-suite. This can be used as a guest suite, teenagers suite, a main bedroom or a luxurious workspace.

Outside, the property boasts of a large drive leading to a detached double garage, perfect for any motoring enthusiast or ideal for storage.

The accommodation includes the following:

Ground Floor: The generous entrance hall hosts a ground floor cloakroom with wc and basin. A well-proportioned sitting room sits to the front of the property. The huge 19'+ kitchen/dining room spans the rear of the property. Off the kitchen is the highly adaptable 'guest suite' complete with its own double bedroom and full en-suite facility. Also, to the rear, there is a lean-to style conservatory used as utility room.

First Floor: Bedroom one and the bathroom face the front elevation with bedrooms two, three and the separate wc facing the rear.

Outside: The property continues to excel being set well back from the road behind its own well-tendered fore-garden with excellent off-road parking space to the side. The detached double garage is a rare find with any house in Cheltenham but at this price point its unheard of. The garage is secure with an up and over door, mains power and lighting with a side pedestrian access.

Wasley Road is set just off the A40 west of Cheltenham with excellent access to the M5 Junction 11, GCHQ and the Cheltenham Spa rail station. Highly recommended

Tel: 01242 528500

- **Four Bedroom Semi-detached Family Home**
- **Extension to the rear Providing Guest bedroom with en-suite facility**
- **Modern Fittings Throughout**
- **Very Close to GCHQ, M5 Junction 11 and Rail Station**
- **EPC Rating tbc | Council Tax Band C**

Living Room

15'0" x 10'5" (4.58 x 3.18)

Kitchen / Dining Area

9'6" x 19'9" (2.90 x 6.04)

WC (Ground Floor)

5'5" x 2'5" (1.66 x 0.76)

Utility Room

12'0" x 7'6" (3.66 x 2.30)

Bedroom One

12'10" x 9'4" (3.93 x 2.87)

En-Suite

3'11" x 8'4" (1.20 x 2.55)

- **Double Garage and generous Off Road Parking**
- **Immaculate Decor and General Presentation**
- **Many Original Features Retained**
- **Double Glazing and Gas Central Heating**
- **Tenure - Freehold**

Bathroom

6'7" x 5'2" (2.01 x 1.59)

Bedroom Two

15'1" x 10'4" (4.62 x 3.17)

Bedroom Three

9'7" x 10'9" (2.93 x 3.29)

Bedroom Four

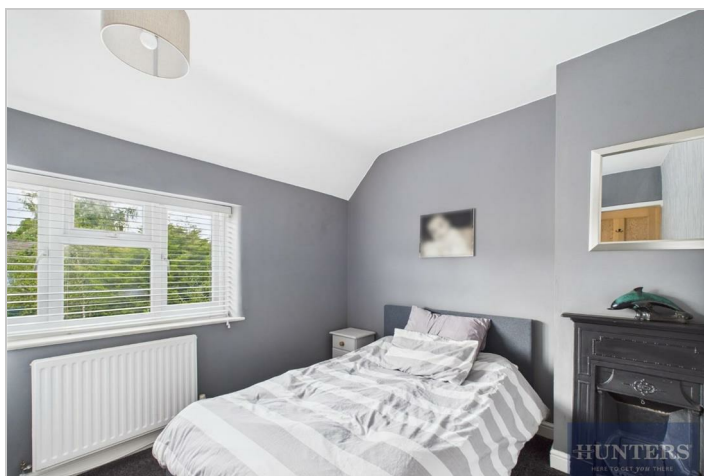
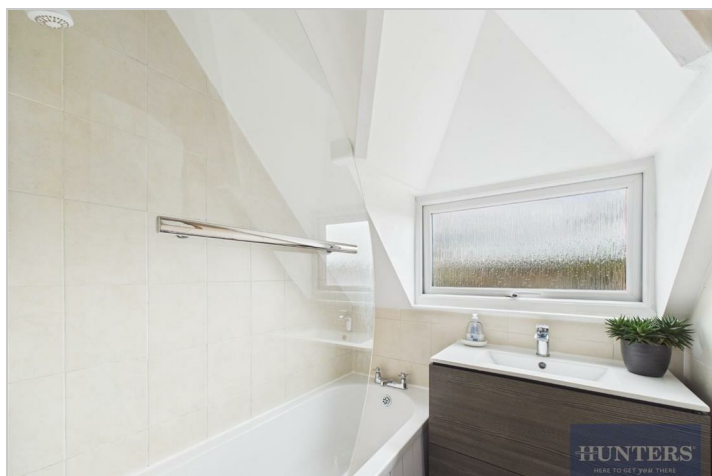
9'6" x 6'11" (2.90 x 2.11)

WC (Floor One)

4'11" x 2'10" (1.51 x 0.87)

Garage

23'11" x 16'0" (7.30 x 4.88)



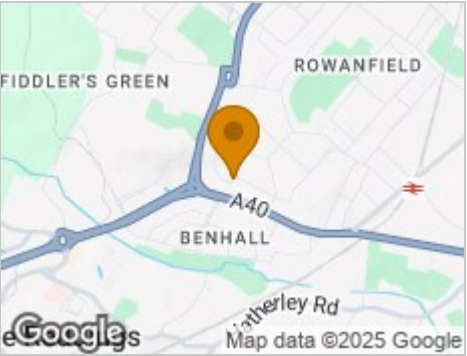
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 1 Building 1

Floor 0 Building 2

Approximate total area⁽¹⁾

137.5 m²

1480 ft²

Reduced headroom

0.3 m²

3 ft²

(1) Excluding balconies and terraces.

Reduced headroom

Below 1.5 m/5 ft

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	67
(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.