



109C, Hesters Way Road, Cheltenham, GL51 0RJ

Offers in Excess of £220,000

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Farr & Farr Sales Lettings 

109C, Hesters Way Road,
Cheltenham, GL51 0RJ

**Offers in Excess of
£220,000**

Tucked away from the main road, this delightful bungalow with private garden has two bedrooms and a spacious living room.

Accessed via a driveway and with ample parking, the front door opens into an entrance hall with cupboard and through to the modern kitchen fitted with a good range of wall and base units with built in oven and four ring gas hob. Adjacent to the kitchen, the large living / dining room benefits from sliding doors to the rear garden allowing plenty of natural light and air into the property.

Two double bedrooms, including a spacious master bedroom, sit at opposite aspects of the property while the family bathroom completes the property and is fitted with a white suite comprising WC, hand wash basin and bath with shower over.

Externally, there is an area laid to gravel at the front of the property while the rear garden offers a covered patio area and laid to lawn. The property is currently let on an assured shorthold tenancy agreement but is available with no onward chain.

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Entrance Hall

Upvc front door. Carpet. Radiator. Access to loft via hatch. Cupboard.

Kitchen 9' 3" x 8' 1" (2.818m x 2.453m)

Two double glazed windows to front and side. Range of wall, base and drawer units. Laminate worktop. Stainless steel sink with draining board and mixer tap. Fitted oven. Fitted gas hob with extractor hood. Combi boiler. Radiator. Vinyl floor.

Sitting / Dining Room 15' 8" x 14' 5" (4.787m x 4.394m)

Double glazed sliding doors to garden. Carpet. Two radiators.

Bedroom One 9' 11" x 11' 5" (3.022m x 3.471m)

Double glazed window to side. Carpet. Radiator.

Bedroom Two 7' 9" x 8' 1" (2.364m x 2.469m)

Double glazed window to side. Carpet. Radiator.

Bathroom 6' 5" x 6' 11" (1.968m x 2.103m)

Frosted double glazed window to side. WC. Basin. Bath. Radiator. Vinyl flooring. Part tiled walls.

Rear Garden

Patio. Lawn. Fence surround. Side access.

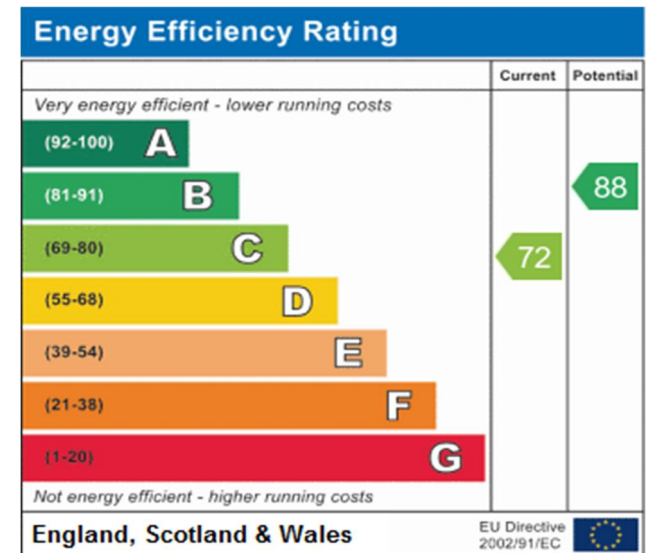
Front External

Driveway parking.

Agents Notes

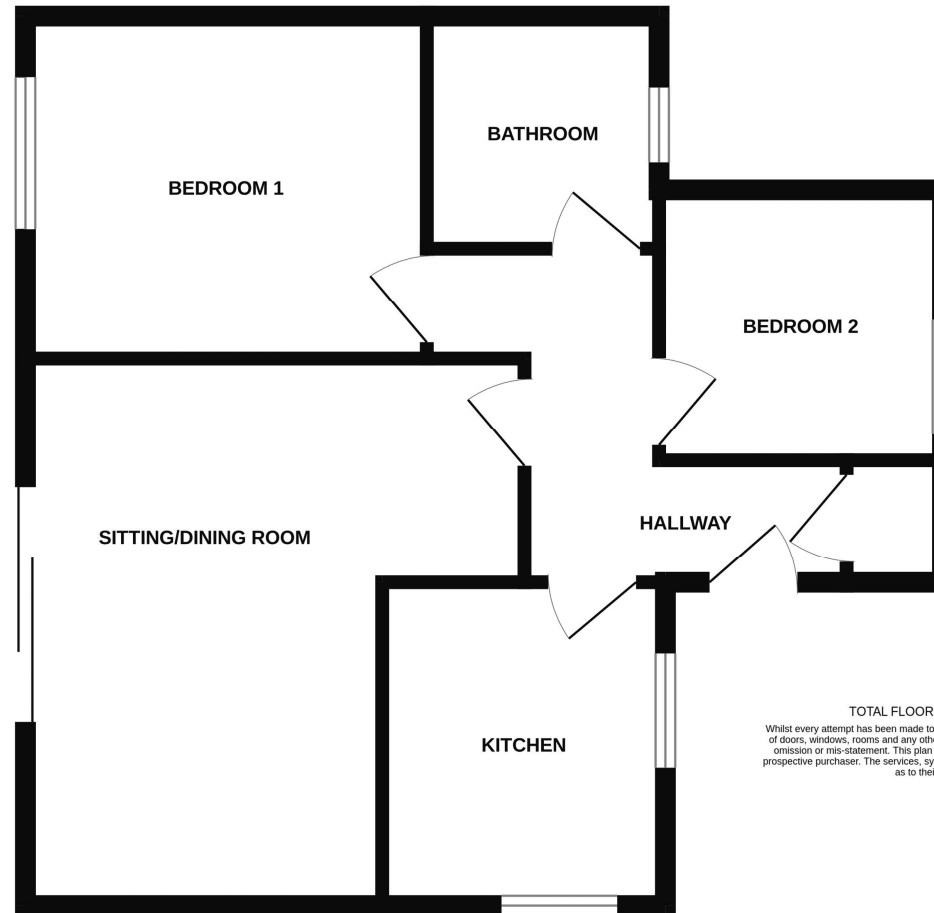
EPC Rating - C

Council Tax - Band B





GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



TOTAL FLOOR AREA : 551 sq.ft. (51.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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