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- SEMI DETACHED BUNGALOW
- WELL PRESENTED THROUGHOUT
- TWO GENEROUS BEDROOMS
- OPEN PLAN KITCHEN-DINING ROOM
- ENCLOSED REAR GARDEN
- DRIVEWAY AND GARAGE

Guide Price £425,000

**Huntsfield Close**

**Pittville**

**GL50 4PR**

# Huntsfield Close, Cheltenham

Located on a quiet residential cul-de-sac in the sought-after area of Pittville is this nicely presented bungalow. The accommodation comprises two bedrooms, a sitting room, an open-plan kitchen-dining room, a family bathroom, and a single garage.

Upon entering the property, you are brought into a porch with space for hanging coats and a built-in storage cupboard. The generous sitting room looks out to the front garden. There is neutral carpeting that flows into the inner hallway and bedrooms, inset spotlights and an open chimney breast with a stone hearth.

An open-plan kitchen-dining room looks out to the rear garden through large French doors, with wood effect flooring throughout. The kitchen area offers a range of fitted handleless, soft close wall and base units with granite worktops and upstands and an inset sink and drainer with a mixer tap over. There is an integrated electric hob, extractor hood, oven, fridge and dishwasher. A built-in utility cupboard houses a free-standing washing machine and tumble drier.

Both bedrooms are a generous size and have built-in wardrobes with sliding doors. Bedroom one looks out to the rear garden and bedroom two is to the front of the property.

The family bathroom completes the internal accommodation and has tiled flooring, part tiled walls, a heated towel rail and a white suite comprising a bath, a walk-in shower enclosure, a basin, and a low-level WC.



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Outside, the enclosed rear garden is laid to lawn mature shrub borders and a patio area at the back of the house ideal for outdoor dining furniture. A gated side access leads to the front of the property, with off-road parking for multiple vehicles and a single garage with an up and over door.

Further benefits to the property are gas central heating and double glazing.

Tenure-Freehold

Council Tax- C

Pittville is located on the Northside of Cheltenham and is famed for its beautiful regency buildings and the popular Pittville Park. Situated a short distance from the town centre, Pittville secondary school and good local primary schools. The Leisure Centre offers a range of sporting activities, including a swimming pool, and opposite the Prince of Wales Stadium is the home venue for Cheltenham Harriers Athletics Club.

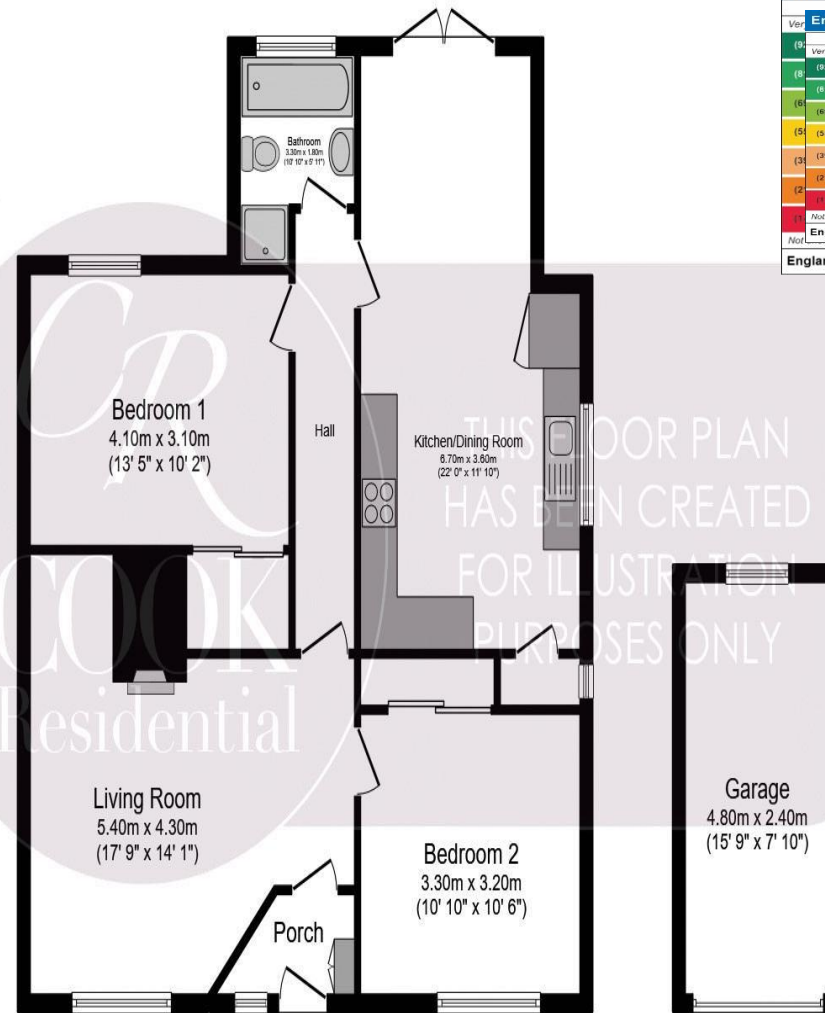
All information regarding the property details, including a position on Freehold, will be confirmed between vendor and purchaser solicitors.

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**Floor Plan**

**Garage**

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
| B   |   |                         |           |
| C   |   |                         |           |
| D   |   |                         |           |
| E   |   |                         |           |
| F   |   |                         |           |
| G   |   |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com