



Hamlet Close, Cheltenham , GL51 7HS

Guide Price £105,000



Hamlet Close

Cheltenham, GL51 7HS

Cheltenham semi-detached home in quiet cul-de-sac. Two beds, garden, parking. Ideal first buy or investment. Close to amenities, schools, transport links. No Chain.

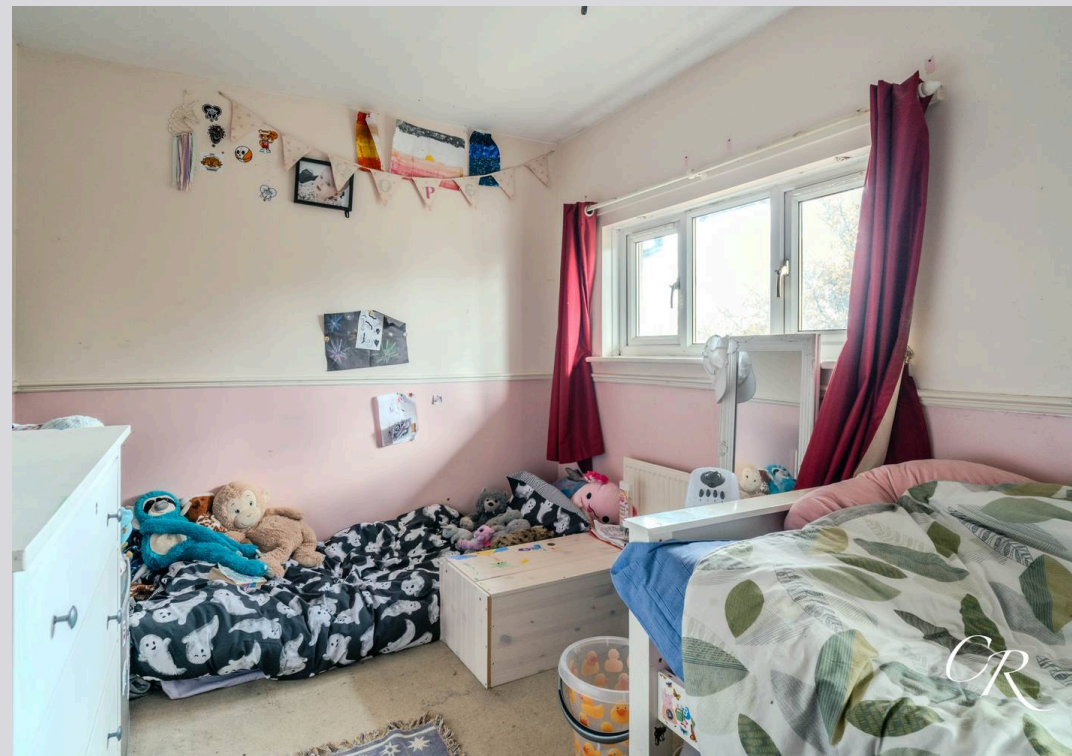
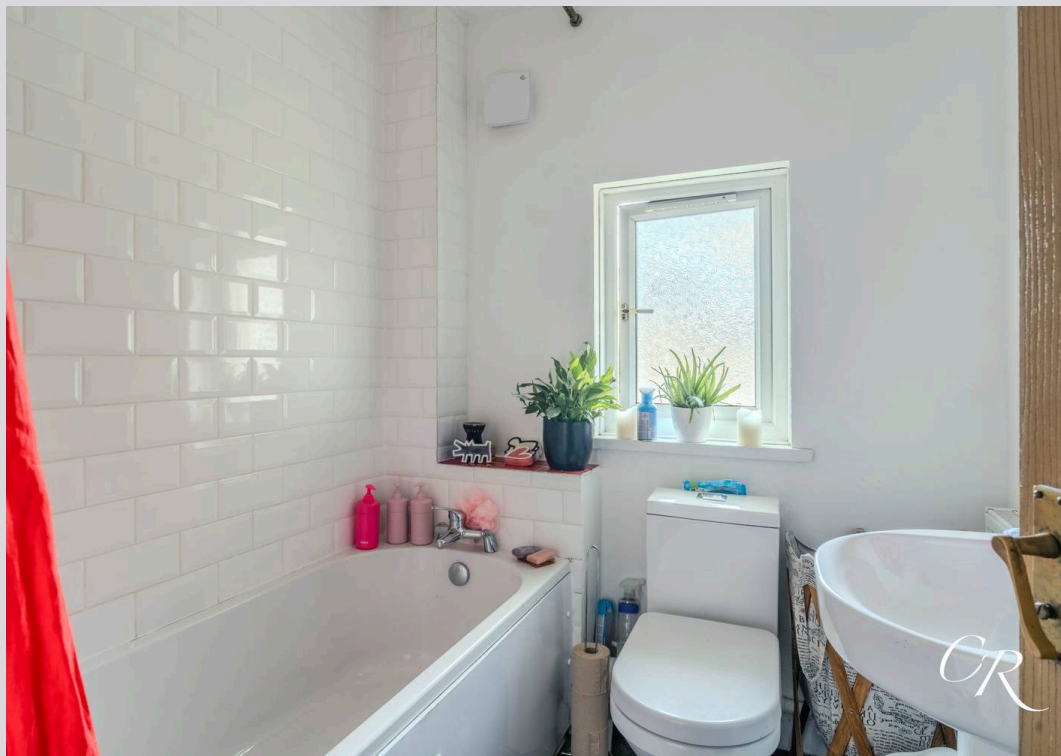
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- Guinness Shared Ownership Scheme
- No Onward Chain
- Two Bedroom Semi Detached Home
- Allocated Parking Available
- Front And Rear Garden
- Close To Local Amenities
- All Buyers Must Be Pre Approved By Guinness Homes





All Potential Buyers Must Be Pre Approved By Guinness Homes Prior To Putting Forward An Offer Using – Please Contact Us For The Correct Form Or Alternatively Please Visit www.guinnesshomes.co.uk

A well-presented shared ownership two-bedroom semi-detached home tucked away within a peaceful cul-de-sac in Cheltenham. Offering light and well-balanced accommodation arranged over two floors, this lovely home benefits from a private garden, allocated parking, and No Onward Chain.

Entrance Hall: The property opens into a welcoming hallway with access to the sitting room and stairs rising to the first floor.

Sitting Room: Positioned to the front of the property, the sitting room offers a bright and inviting space ideal for everyday relaxation. A large window allows natural light to fill the room, creating a pleasant outlook over the front garden. The room is generously sized to accommodate both seating and entertainment furniture, finished with wood-effect flooring and neutral décor complemented by a feature wall. A door leads through to the kitchen/dining room at the rear of the house.

Kitchen/Dining Room: Set to the rear of the property, the kitchen/dining room provides a well-proportioned and practical space designed for modern living. Fitted with a range of contemporary grey wall and base units with wood-effect work surfaces, the kitchen includes space for a cooker, fridge/freezer, and washing machine. A breakfast bar creates a sociable area for casual dining, while tiled flooring enhances the room's easy-care appeal. French doors open directly onto the garden, allowing natural light to pour in and providing a seamless connection between indoor and outdoor spaces.

Bedroom One: Situated at the front of the property, the main bedroom is a comfortable double room featuring dual windows that allow excellent natural light to fill the space. The room offers ample space for freestanding furniture and is decorated in soft tones, making it a bright and versatile area that can be styled to suit personal taste.

Bedroom Two: Located to the rear of the home, the second bedroom is another comfortable double room with a window overlooking the garden. The space provides flexibility for use as a guest room, nursery, or home office, and offers plenty of room for bedroom furniture.

Bathroom: The family bathroom is fitted with a white suite comprising a panelled bath with shower over, pedestal wash hand basin and WC. The space is finished with white tiled splashbacks, a frosted window for natural light and privacy, and neutral décor for a clean, contemporary feel.

Garden: To the rear, the property enjoys a private enclosed garden, mainly laid to lawn and bordered by fencing for privacy. A paved patio area directly outside the French doors provides an ideal space for outdoor seating or dining, with a pathway leading to the far end of the garden where there is space for a shed or play equipment.

Parking: The property benefits from allocated parking, positioned conveniently close to the front entrance.

Tenure: Leasehold

Agent's Note: This property is offered for sale under the Guinness Shared Ownership Scheme. The current sale relates to a 50% share, with the option to staircase up to a maximum ownership level of 85%.

Lease Length: 161 Years remaining

Rental Amount: £244.97 PCM / £2,939.64 Per Annum

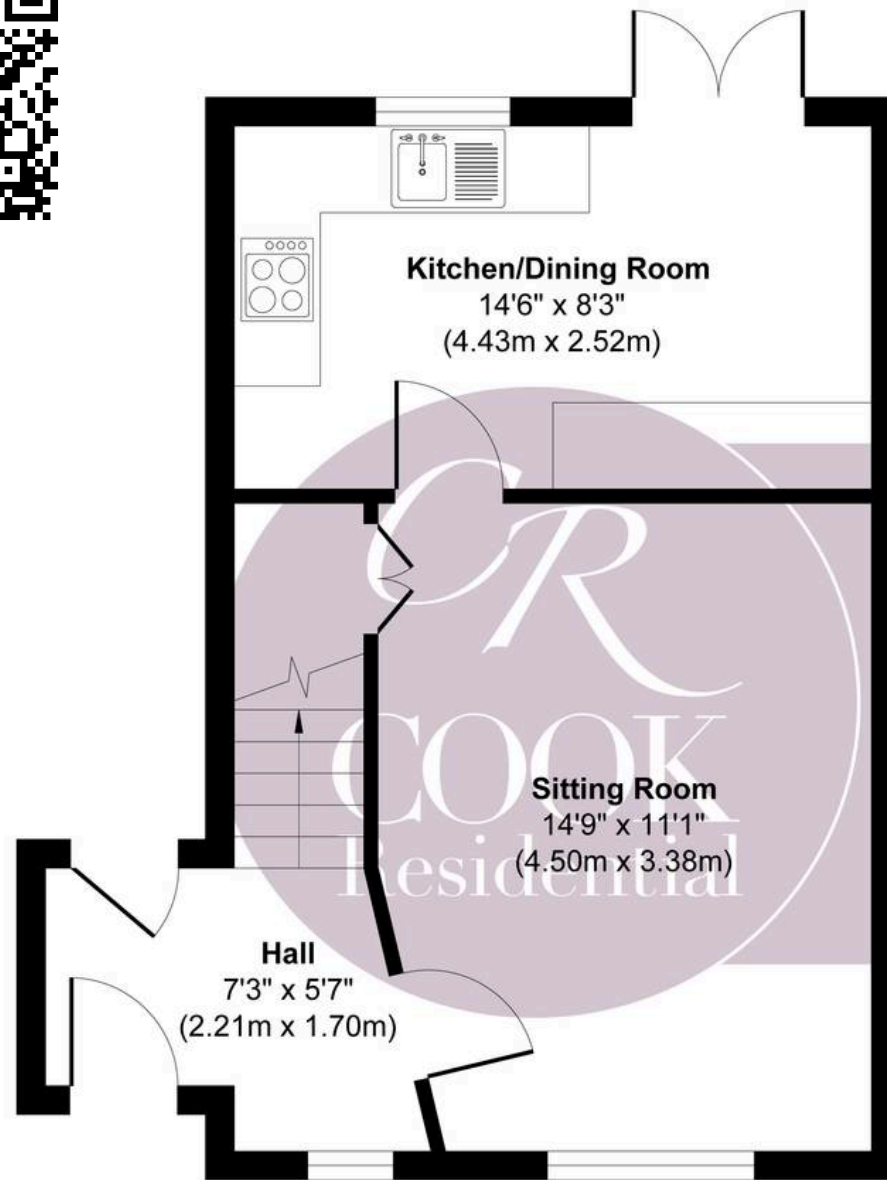
Service Charge: £440.64 Per Annum

Ground Rent: TBC

Council Tax Band: B

Location: Hamlet Close is situated within a quiet cul-de-sac, offering easy access to local amenities, schools, and transport links. Nearby facilities include supermarkets, leisure centres, and green open spaces, while Cheltenham town centre and Cheltenham Spa railway station are both within a short drive, providing excellent connectivity for commuters and families alike.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



Ground Floor
Approximate Floor Area
360 sq. ft
(33.52 sq. m)

Landing
8'0" x 6'0"
(2.45m x 1.82m)

Bathroom
6'2" x 5'11"
(1.87m x 1.80m)



First Floor
Approximate Floor Area
339 sq. ft
(31.54 sq. m)

Approx. Gross Internal Floor Area 699 sq. ft / 65.06 sq. m

Produced by Elements Property





Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

01242 500259 • enquiries@cookresidential.co.uk • cookresidential.co.uk

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