

# HUNTERS<sup>®</sup>

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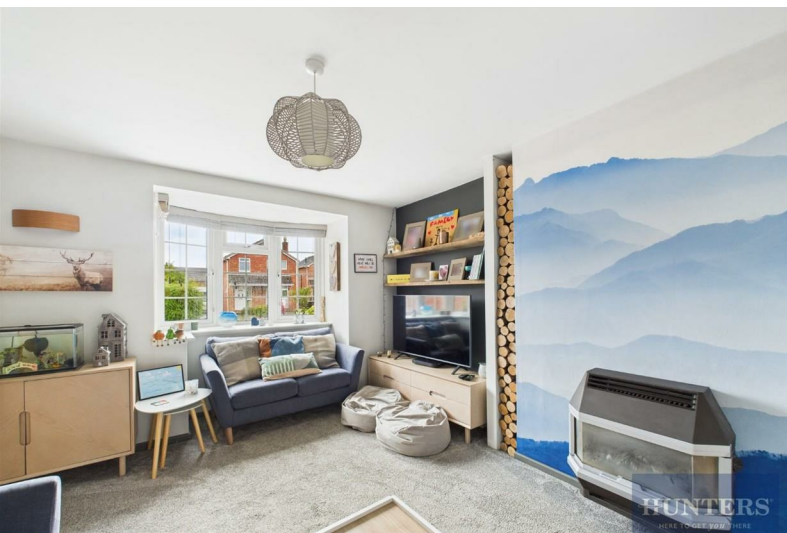
## Kingscote Grove

Hatherley, Cheltenham, GL51 6JX

Asking Price £395,000



Council Tax: D



# Kingscote Grove

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Situated on the ever-popular Kingscote estate in central Hatherley is this impressive three bedroom detached house, complete with garage and off-road parking.

This fine property is offered for sale by Hunters Estate Agents, and we believe it stands out amongst its peers having been so beautifully maintained by its current owners.

The accommodation includes:

**Ground Floor** - From the canopy covered porch there is a traditional entrance hall with stairs off, and a door to the main living room. This light and airy room has a square bay window to the front elevation. At the rear of the property there is a full width kitchen/dining room overlooking the beautifully landscaped rear garden.

**First Floor** - The property boasts of three bedrooms with the principal room being 13' overlooking the rear, as does bedroom three. Bedroom two and the family bathroom face the front.

**Outside** - The property is set back behind an extended bloc paved drive with side access to the garage. The landscaped rear garden enjoys a good degree of privacy with a nice patio area.

Kingscote Roads East and West form the two access roads leading to the original local farmhouse and nursery that unfortunately, no longer exists. Today, the road sits at the centre of Hatherley life being just a short walk from local shops, a hairdresser, two convenience stores a takeaway, and a local family orientated Green King public House/Restaurant. The local bus service runs regular trips to Gloucester, Cheltenham Town Centre and the Railway Station.

**Conclusion:** This exceptional detached luxurious home and all the rooms throughout the property are spacious and a delight to spend time in. The asking price is very realistic for what is on offer, and we feel this is going to make a wonderful home for its next owners. We highly recommend anyone interested in a detached house to look at this property.

All viewings are by appointment only.

- **Three Bedroom Detached Family Home**
- **Located in the Heart of Hatherley Residential Area**
- **Private Rear Garden landscaped with Patio Area**
- **Very Handy for Access to GCHQ, M5 Junction 11 and central Cheltenham**
- **Energy (EPC) D | Council Tax Rating D**
- **Immaculate Condition Throughout**
- **Garage and off-road Parking**
- **Modern Kitchen and Bathroom**
- **Gas Central Heating and uPVC Double Glazing**
- **Tenure - Freehold**

**Living Room**

11'8" x 10'11" (3.57 x 3.33)

**Kitchen/Dining Room**

17'3" x 9'11" (5.27 x 3.03)

**Bedroom One**

13'1" x 10'0" (3.99 x 3.06)

**Bedroom Two**

9'10" x 8'11" (3.00 x 2.72)

**Bedroom Three**

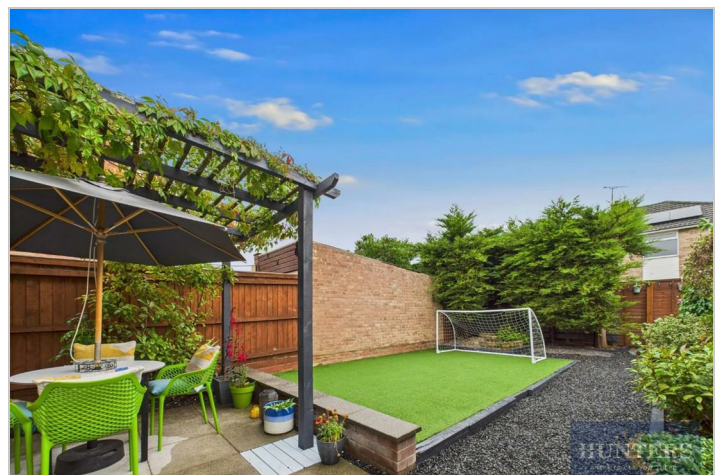
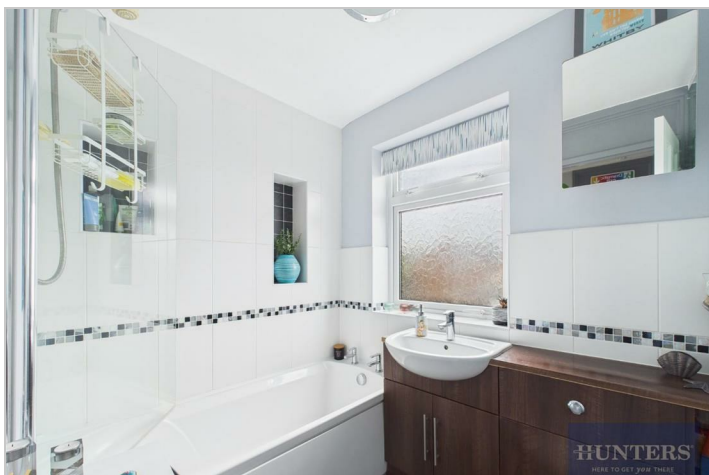
10'0" x 7'1" (3.05 x 2.16)

**Bathroom**

6'7" x 5'5" (2.01 x 1.66)

**Garage**

16'9" x 8'1" (5.13 x 2.47)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Floor 0 Building 1**

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**Floor 0 Building 2**

**Approximate total area<sup>(1)</sup>**

80.6 m<sup>2</sup>  
868 ft<sup>2</sup>

(1) Excluding balconies and terraces

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) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.