

HUNTERS[®]

HERE TO GET *you* THERE



Pembroke Road

Hatherley, Cheltenham, GL51 3JX

Asking Price £395,000



Council Tax: C



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Hunters of Cheltenham are delighted to offer this impressive three bedroom semi-detached fully extended bungalow to the sales market, complete with garage and off-road parking.

This fine property is presented to the market with the added benefit of having no onward chain, you can be living in this bungalow as soon as the legal work is completed.

The accommodation on offer includes:

Ground Floor:

The two original bedrooms face the front elevation with the entrance hall set to one side, perfect for extra privacy. The third bedroom is also a generous sized room and set to the side of the bungalow. The good-sized 19'+ living room leads to the very attractive 17' x 12'+ Kitchen/Dining Room, a truly fabulous space, ideal for those who enjoy entertaining both family and friends. The bathroom sits just off the hallway.

Outside

The property is set well back from the road behind a small lawned garden and an extended block-paved driveway with off road parking for several cars. The driveway leads to a single garage with metal up and over door and mains power and light. The rear garden enjoys a private aspect with close panel fencing to boundaries.

Pembroke Road

Is a small cul-de-sac of properties located in the heart of Hatherley village life. Alongside Long Mynd Avenue, Carmarthen Road and Fernleigh Crescent, Pembroke Road is one of the most sort after roads in the area. The properties all occupy good sized plots, and the no-through road status ensures a quiet peaceful life. Despite the quiet location, the property sits in the middle of all that Hatherley has to offer being within reasonable walking distance of a variety of high performing schools, two shopping centres and two public houses. Hatherley boasts of three supermarkets, a doctor's surgery, a library and one of the most enviable bus services in Cheltenham.

This property comes highly recommended.

All viewings are strictly by appointment only

The images used in these details are from a previous tenancy, as such, the property may present differently at viewing stage.

- A Fully Extended Bungalow in Central Hatherley
- Extended Block Paved Driveway
- Private Well Tended Low Maintenance Rear Garden
- Modern Shaker Style Kitchen
- Council Tax Band C | Energy rating (EPC) D
- Three Generous Bedrooms
- Fabulous 17' Kitchen/Dining Room
- Good Decorative Order Throughout
- No Onward Chain
- Council Tax Band

KITCHEN DINER

16'11 x 12'8 (5.16m x 3.86m)

LIVING ROOM

19'5 x 9'03 (5.92m x 2.82m)

BATHROOM

8'03 (max) x 6'07 (2.51m (max) x 2.01m)

BEDROOM ONE

11'07 x 10'11 (max) (3.53m x 3.33m (max))

Fitted wardrobes

BEDROOM TWO

11'06 x 8'03 (3.51m x 2.51m)

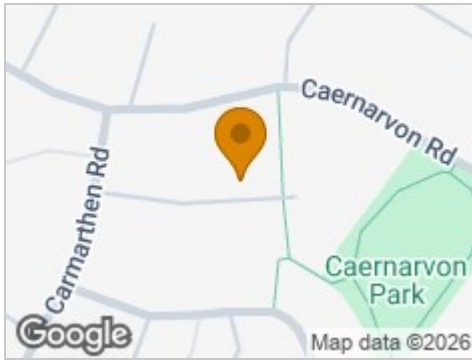
BEDROOM THREE

9'11 (max) x 7'04 (3.02m (max) x 2.24m)

GARAGE



Road Map



Hybrid Map



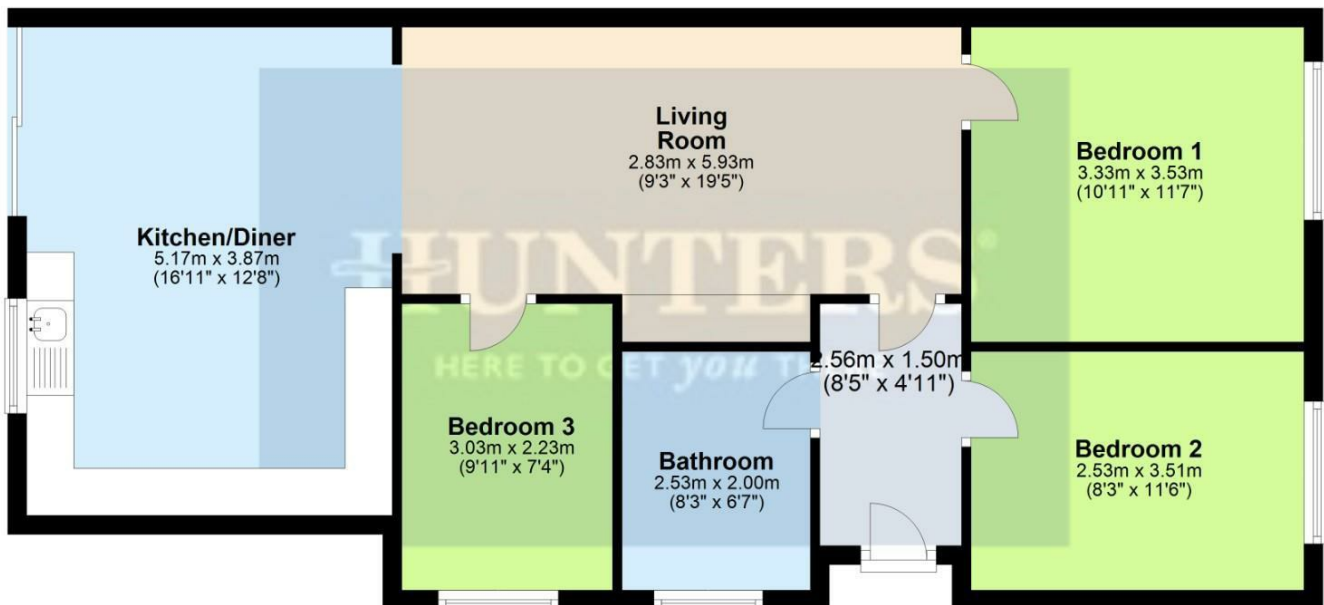
Terrain Map



Floor Plan

Ground Floor

Approx. 76.6 sq. metres (824.8 sq. feet)



Total area: approx. 76.6 sq. metres (824.8 sq. feet)

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		83
(69-80)	C		
(55-68)	D	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.