

HUNTERS®

HERE TO GET *you* THERE



Fleckers Drive

Cheltenham, GL51 3BB

Asking Price £380,000



Council Tax: D



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Hunters Estate Agents are delighted to offer this large three-bedroom semi-detached family home to the market, complete with double glazing, central heating, an extended garage and off-road parking. All bedrooms are a good size and ideal for anyone needing a decent sized third bedroom.

This popular design boasts of generous accommodation throughout, including the following:

Ground Floor

The property has a full width fully enclosed entrance porch, Ideal as a display area or very practical boot room. The sitting room faces the front of the property leading to the dining room at the rear. The large kitchen also enjoys views across the rear garden. From the kitchen there is access to a utility/laundry area with inset cloakroom with wc and basin. The garage has been extended beyond the full width of the property being ideal for a hobby motorist or additional storage.

First Floor

Bedrooms one and two are both double bedrooms and face the front elevation with bedroom three and the bathroom facing the rear.

Outside

The property sits well back from the road, (a quiet cul-de-sac), behind its own lawn fore-garden. There is off road parking for two vehicles leading to the extended garage. At the rear there is a beautifully maintained rear garden with solid close panel fencing to boundaries, patio area and thriving lawn.

Fleckers Drive is a quiet cul-de-sac on the west side of central Cheltenham situated within a 10-minute walk to Bournside School, Hatherley Park and the Bacon Theatre. For the more adventurous, meeting friends in the trendy Montpellier district of Cheltenham can be reached in under 30 minutes on foot (all distances and times taken from Googlemaps).

Hatherley has a vibrant community of its own with three supermarkets, several shopping centres and two well supported pubs. Anyone with schools on their mind couldn't choose wiser with a wide variety of high performing schools close by.

Highly recommended by Hunters.

All viewings are accompanied

Tel: 01242 528500

- Large Three Bedroom Semi-Detached Family Home
- Extended Garage at 14'0" x 15'3"
- Beautifully Maintained Rear Garden
- Ground Floor WC
- Council Tax Band
- Additional Utility Area
- Fabulous Location
- Open Plan Sitting/Dining Room
- Less Than 10-Minutes Walk to Bournside School.

Living Room

11'11" x 16'2" (3.64 x 4.93)

Dining Room

10'2" x 9'6" (3.12 x 2.92)

Kitchen

9'8" x 11'10" (2.97 x 3.62)

WC

2'4" x 5'11" (0.72 x 1.82)

Utility Room

5'1" x 15'8" (1.57 x 4.79)

Bedroom One

10'3" x 11'4" (3.14 x 3.47)

Bedroom Two

9'10" x 13'4" (3.01 x 4.08)

Bathroom

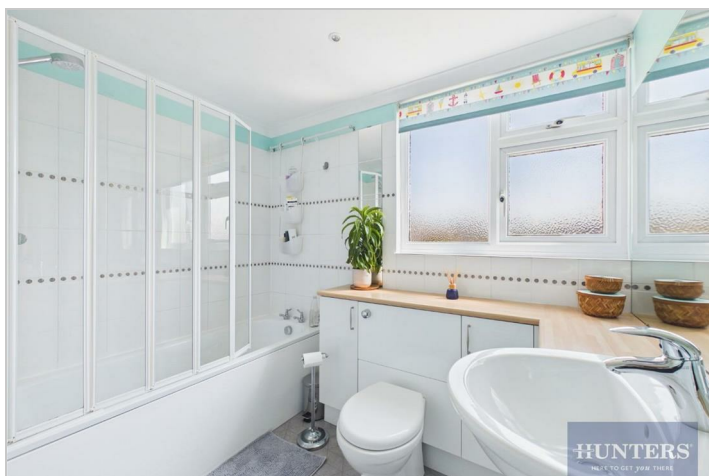
8'3" x 7'0" (2.52 x 2.14)

Bedroom Three

6'11" x 13'0" (2.13 x 3.97)

Garage

14'0" x 15'3" (4.28 x 4.66)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
110.5 m²
1187 ft²

(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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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.