

# HUNTERS®

HERE TO GET *you* THERE



## Alstone Lane

Cheltenham, GL51 8JA

Guide Price £320,000



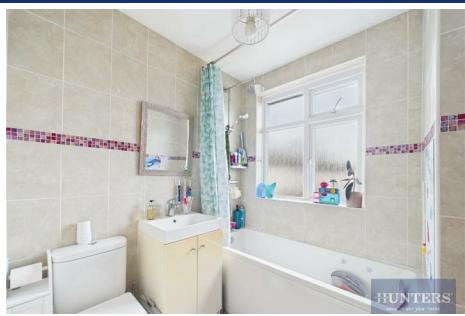
Council Tax: C



# Alstone Lane

Cheltenham, GL51 8JA

Guide Price £320,000



Hunters Estate Agents are delighted to offer this lovely THREE BEDROOM traditionally built semi-detached FAMILY HOME with GARAGE and off-road parking.

This fine property offers the following accommodation:

#### Ground Floor:

The property is entered via a substantial covered entrance porch leading to the entrance hall with doors off to all rooms. The living room faces the front; the separate dining room faces the rear elevation with door to the rear garden. The kitchen faces the rear with a door to the rear garden.

#### First Floor:

The main bedroom has a wide bay window throwing plenty of light into this fabulous room. Bedroom three also faces the front. Bedroom two and the family bathroom face the rear.

#### Outside:

The house is set back from the road behind its own fore-garden with an extended tarmac drive providing off road parking for three vehicles. The drive leads to a garage with up and over door and mains power/light. The rear garden enjoys a good degree of privacy and is divided into a formal patio, one third lawned area and one third soft play area. Close panel fencing marks the boundaries.

#### Location

Alstone Lane leaves Cheltenham in a Westerly direction with the property sitting directly opposite the highly regarded Rowanfield Primary and Infant School and just 23 minutes' walk to the Cheltenham Spa Rail Station (taken from Googlemaps)

Further detail available at the following link:

<https://reports.spectre.uk.com/s/Yr2o1>

All viewings are accompanied and by appointment only

- Traditional Three bedroom Semi-Detached Family House
- Good Sized Rear Garden
- Modern Bathroom
- Garage and Off Road Parking
- Council Tax Band C | Energy Rating (EPC) D
- Two Reception Rooms
- Extended Drive
- Modern Kitchen
- Opposite a Highly Regarded Primary School
- Tenure - Freehold

**Living Room**  
12'0" x 12'7" (3.68 x 3.84)

**Kitchen**  
7'0" x 7'11" (2.15 x 2.43)

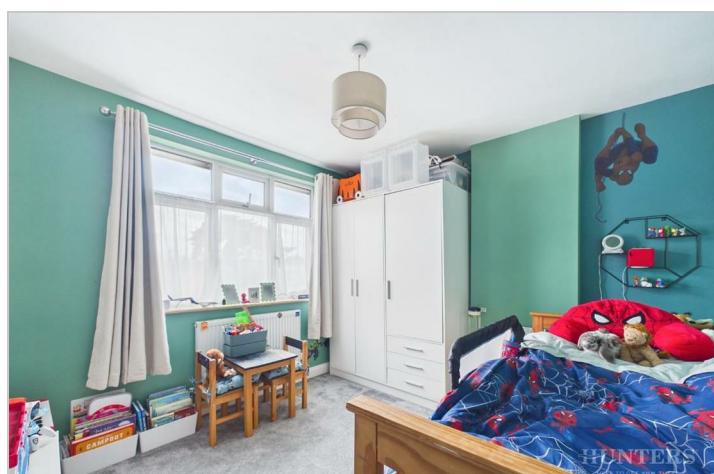
**Dining Room**  
10'7" x 11'3" (3.25 x 3.44)

**Bathroom**  
6'11" x 6'4" (2.11 x 1.94)

**Bedroom One**  
9'4" x 14'2" (2.85 x 4.32)

**Bedroom Two**  
10'6" x 10'4" (3.22 x 3.15)

**Bedroom Three**  
6'5" x 8'0" (1.96 x 2.45)



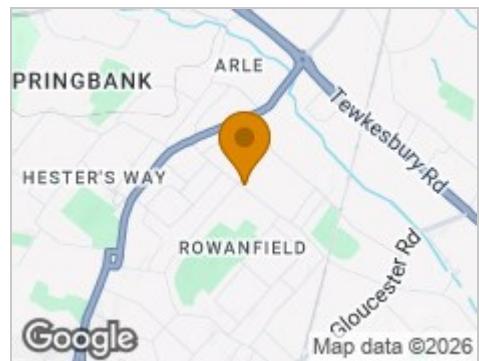
## Road Map



## Hybrid Map



# Terrain Map



## Floor Plan



## 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.

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		78
(39-54) E		58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

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.