

HUNTERS[®]

HERE TO GET *you* THERE



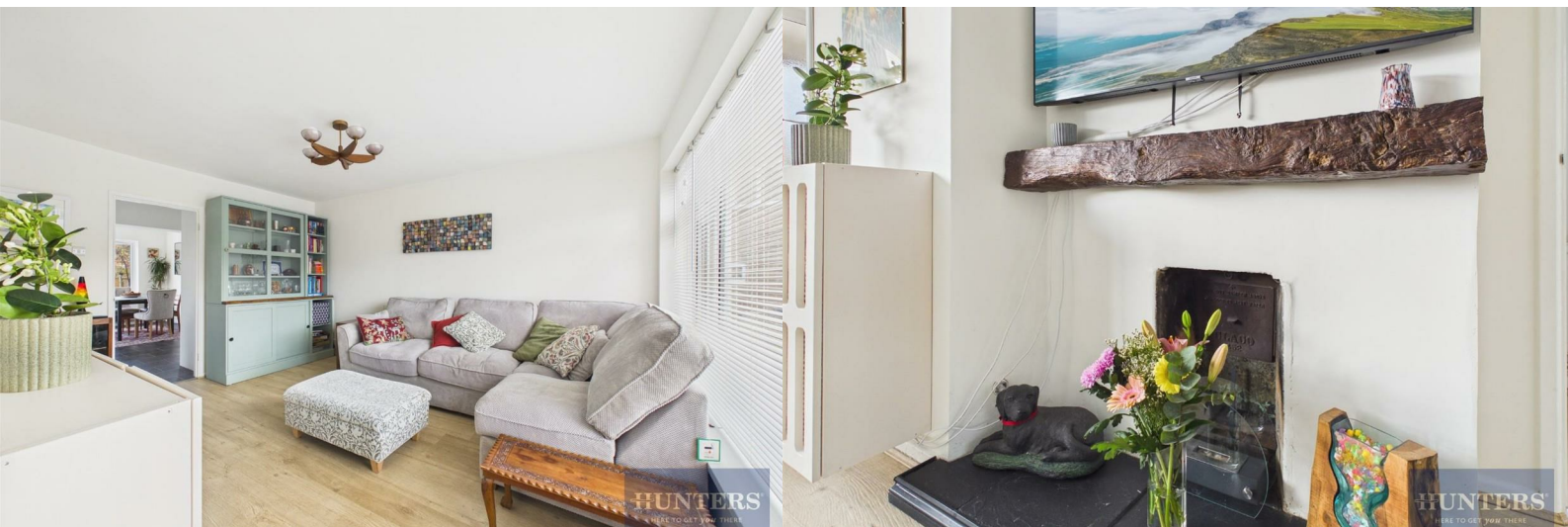
Glamorgan Road

Cheltenham, GL51 3JF

Offers In Excess Of £425,000



Council Tax: C



9 Glamorgan Road

Cheltenham, GL51 3JF

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Hunters Estate Agents are delighted to offer this fabulous three-bedroom semi-detached EXTENDED family house with an EXTRA-LARGE GARDEN complete with a GARAGE and OFF-ROAD PARKING and a GROUND FLOOR CLOAKROOM.

This fine property is perfect for a family that enjoys outdoor life with a large corner plot rear garden. The property has been well maintained by its current owners who have replaced the kitchen and all windows in 2022.

The accommodation on offer includes:

The entrance hall has the stairs off to the first floor. The generous living room faces the front elevation and boasts of a very nice feature fireplace. A door leads to a cloakroom with wc and hand basin. To the rear, there is an extended 'L' shaped kitchen/dining room with white cabinets and natural wood worktops, The dining room has additional matching storage cupboards and windows overlooking the rear garden.

On the first floor the main bedroom faces the front alongside bedroom three and bedrooms two and the family bathroom face the rear,

Outside, there is generous off road parking space leading to a detached garage. At the rear there is a large patio area leading to a grass lawn. The garden enjoys a good degree of privacy and expands to the rear providing a superb space for gardening enthusiasts.

Glamorgan Road is set within the heart of the Hatherley community being within easy pedestrian reach of Lakeside primary school, Bournside senior school and other amenities including several convenience shops and two family orientated local public houses.

More material information about this property can be found at

reports.spectre.uk.com/s/rFRTk

All viewings are by appointment only



Tel: 01242 528500

- Three Bedroom Semi-Detached Family House
- Modern Kitchen/Dining Room with Wooden Worktops
- Garage and Off Road Parking
- New Double Glazing in 2022
- Council Tax Band C | Energy Rating D
- Ground Floor Extension to the Rear
- Large Rear Garden
- Ground Floor WC
- Close to Excellent Local Amenities
- Tenure - Freehold

Living Room

14'3" x 11'7" (4.35 x 3.54)

Kitchen/Dining Room

18'2" x 16'2" (5.55 x 4.95)

Cloakroom

Bedroom One

11'5" x 9'2" (3.50 x 2.80)

Bedroom Two

10'10" x 9'2" (3.31 x 2.80)

Bedroom Three

8'2" x 7'11" (2.50 x 2.43)

Bathroom

7'11" x 7'8" (2.43 x 2.34)



Road Map



Hybrid Map



Terrain Map



Floor 0

Floor 1

Approximate total area[®]
78.7 m²
848 ft²

Reduced headroom
0.3 m²
3 ft²

(1) Excluding balconies and terraces.

Reduced headroom
— Below 1.5 m/5 ft.

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			<div style="border: 2px solid green; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> 84 </div>
(81-91) B			
(69-80) C			
(55-68) D		<div style="border: 2px solid yellow; border-radius: 50%; width: 40px; height: 40px; display: flex; align-items: center; justify-content: center;"> 66 </div>	
(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.