HUNTERS®

HERE TO GET *you* THERE

Ashlands Road

Cheltenham, GL51 0DR

Asking Price £269,995

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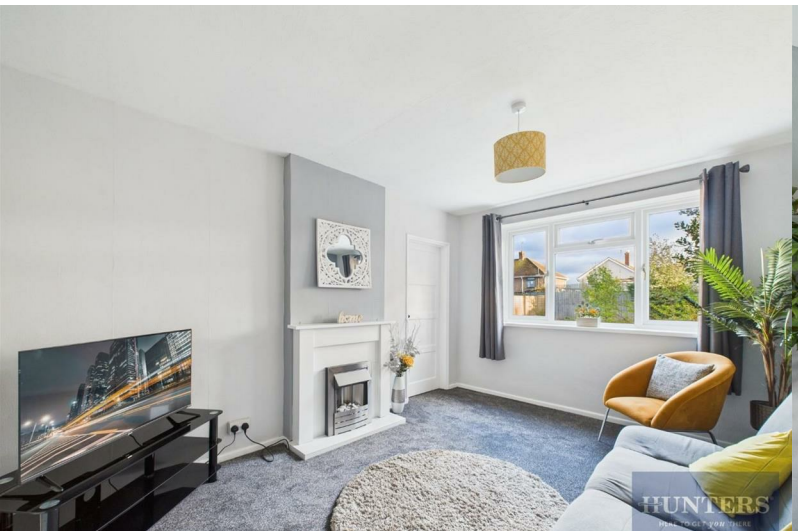
Council Tax: B



Ashlands Road

Cheltenham, GL51 0DR

Asking Price £269,995

Welcome to this fabulous property in Ashlands Road, a freshly refurbished traditional three-bedroom family house with a new kitchen and a new bathroom. The whole property benefits from having been RE-WIRED with NEW CENTRAL HEATING.

This amazing property offers a brand-new fitted kitchen, a brand-new bathroom with an overhead 'rainwater' shower, all new carpets throughout, all walls and ceilings have been decorated, and all woodwork has been freshly painted throughout. This ground up restoration also provides new electrics, heating and double glazing.

The development of this property has been a labour of love by its current owners, and we are impressed by the level of attention to detail.

This fine home offers the following accommodation:

Ground Floor:
The covered entrance gives access to the entrance hall. Off the hall there is access to the kitchen. The living room and separate dining room both enjoy views across the rear garden. The kitchen looks out to the front enjoying a view of the day's activities outside.

First Floor:
Two large double bedrooms face the rear elevation with the family bathroom, and a generous single bedroom face the front.

Outside:
The property is set back from the road behind its own lawn fore-garden (many homeowners have converted this area into off road parking (subject to approval). At the rear, there is a very generous garden mainly laid to lawn with close panel fence boundaries.

Location:
The house is exceptionally well connected being set between two motorway junctions (10 and 11) and just a 30-minute walk to Cheltenham Spa rail station (taken from Google Maps). Ashlands Road has a well-regarded community feel and is one of the most requested roads in the area due to the properties having excellent gardens, and this property is no exception.

This property comes Highly recommended.

Tel: 01242 528500

- **Fully Modernised Three Bedroom Family Home**
- **New Kitchen and New Bathroom**
- **New Double Glazing**
- **NO ONWARD CHAIN**
- **Council Tax Band B | Energy Rating (EPC) D (63)**
- **New Carpets and Decor**
- **New Heating System & New Electrics**
- **Large Rear Garden**
- **Non Standard Wimpey No-Fines Construction**
- **Tenure - Freehold**

Sitting Room
13'8" x 10'4" (4.19 x 3.17)

Dining Room
11'8" x 9'11" (3.58 x 3.03)

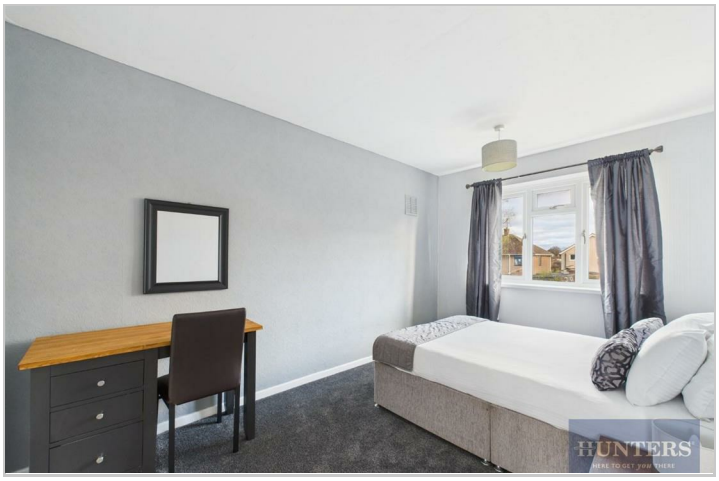
Kitchen
9'10" x 8'9" (3.02 x 2.69)

Bedroom One
13'9" x 8'8" (4.21 x 2.66)

Bedroom Two
10'9" x 9'10" (3.28 x 3.02)

Bedroom Three
9'10" x 6'9" (3.02 x 2.08)

Bathroom
6'9" x 5'4" (2.07 x 1.63)



Road Map

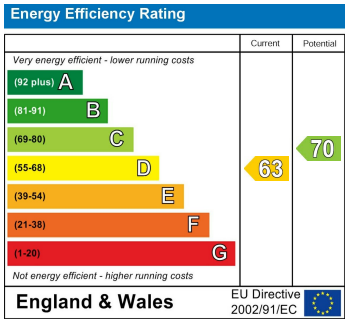
Hybrid Map

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.



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.

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