

# HUNTERS®

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## Shelley Avenue

Cheltenham, GL51 7DW

Offers In Excess Of £375,000



Council Tax: C



# 20 Shelley Avenue

Cheltenham, GL51 7DW

Offers In Excess Of £375,000



Hunters Estate Agents are delighted to offer this charming extended four/five-bedroom traditional semi-detached family home to the sales market complete including a self-contained granny-annex complimented by a large and private west facing rear garden.

The property offers the following accommodation:

## GROUND FLOOR:

The property has an enclosed and secure entrance porch with a recently fitted composite door. The generous 11' kitchen has been re-fitted with high-end units and a bespoke folding dining table. To the right of the entrance hall there is a 15'+ living room, an ideal place for an extended family to socialise. The separate dining room extends from the living room with bi-fold doors to the rear garden. Also, off the entrance hall is a ground floor wc. To the rear, there is a large 13' x 12' additional room complete with its own ensuite shower room facility. This room would make a superb 'granny annex', teenagers room or disabled living accommodation. The room currently houses a small kitchenette area and bi-fold doors to the rear garden.

## FIRST FLOOR:

This impressive home continues to excel on the first floor with the main bedroom one having its own ensuite facility and bedrooms two and three are serviced by the family bathroom and separate wc.

## OUTSIDE:

The property sits well back from the road behind its own block paved driveway with space for three cars. The West facing rear garden is generous in proportion and enjoys a high degree of privacy. By their own volition, the current owners are not keen gardeners therefore the canvas is blank and ready for new green fingered owners to make it the beautiful, tranquil retreat it could be.

## LOCATION:

The heart of St Marks is a protected conservation area known as 'The Poets' after the naming of all the roads including Byron, Tennyson, Wordsworth and Shelley. Access to the M5, GCHQ and Cheltenham town centre are all close by as is the famous Cheltenham Spa Rail Station.

This house comes highly recommended

Tel: 01242 528500



- Extended Traditional four/Five Bedroom Semi-Detached House
- Two/Three Reception Rooms + Two Sets of Bi-Fold Doors
- Self Contained Annex with Recently Fitted En-Suite
- Large West Facing Rear Garden
- Council Tax Band C (£2,007.36 per year)
- Three Bathrooms
- Modern Fitted Kitchen
- Separate Study/Home Office/5th Bedroom
- NO ONWARD CHAIN
- Tenure - Freehold | Energy Rating C

#### Living Room

15'9" x 10'11" (4.82 x 3.33)

#### Dining Room

10'4" x 7'1" (3.15 x 2.18)

#### Kitchen

8'9" x 11'2" (2.68 x 3.41)

#### WC

3'1" x 3'10" (0.95 x 1.17)

#### Granny Annex / Home Office / Reception Room 3

11'10" x 13'3" (3.63 x 4.06)

#### En-Suite

3'2" x 8'0" (0.97 x 2.45)

#### Bedroom One

15'11" x 8'7" (4.87 x 2.62)

#### En-Suite

7'9" x 3'4" (2.37 x 1.02)

#### Bedroom Two

8'6" x 13'3" (2.61 x 4.05)

#### Bedroom Three

7'9" x 8'1" (2.38 x 2.47)

#### Study/Office

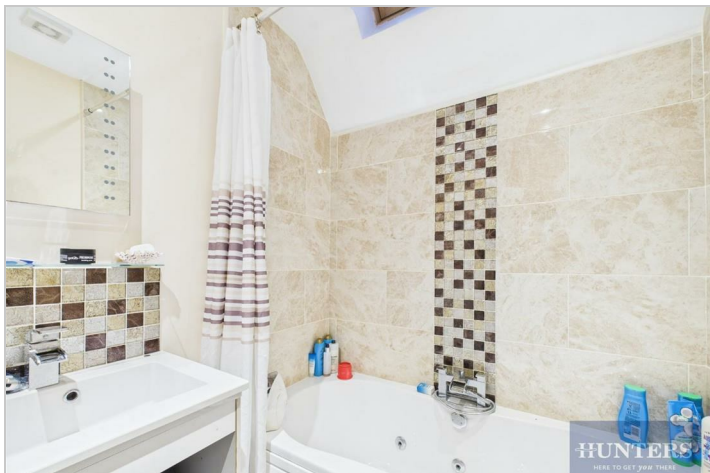
7'9" x 4'10" (2.38 x 1.48)

#### Bathroom

5'6" x 6'2" (1.69 x 1.90)

#### WC

3'6" x 3'3" (1.07 x 1.00)



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Approximate total area<sup>(1)</sup>  
105 m<sup>2</sup>  
1133 ft<sup>2</sup>

(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	71	71
(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.