

HUNTERS®

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Fernleigh Crescent Up Hatherley, Cheltenham, GL51 3QJ

Asking Price £425,000

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Council Tax: D



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Hunters Estate Agents are delighted to offer this truly exceptional three/four bedroom extended semi-detached family home, set in the heart of the ever-popular Hatherley residential district, just west of Cheltenham.

This fine property is a credit to its previous owner who has taken great care to maintain the property beautifully with an almost obsessive attention to detail throughout. The whole property presents itself in immaculate decorative condition with recent double glazing to all windows. The property was refurbished starting with a complete re-wire circa 2010 and progressively and continuously developed into the house it is today. The accommodation includes the following

Ground Floor: The property is approached from the front with access to the open entrance hall with stairs off to the first floor. The beautifully presented living room feels very spacious yet still cosy. The room is open plan to the kitchen/dining area creating a wonderful living space. The kitchen is fully fitted with the ever popular bi-fold doors to the rear garden. A door from the living area gives access to a small hallway leading to a utility room, ground floor shower room with wc. Another door leads to a fully converted garage which now makes a lovely study. With very little imagination, the study could become bedroom four, the utility room would make a perfect kitchen, all combined with the shower room it becomes a completely self-contained 'granny annex' or teenagers 'self-contained flat'.

First floor: The main bedroom and bedroom three face the front elevation, bedroom two and the bathroom face the rear.

Outside: The property continues to impress with a beautifully landscaped rear garden. Take a look at the photographs to fully appreciate the effort that has been put into this garden, there is a decking area, a well-established patio area... even the garden shed sits ceremoniously in its own 'zone'. Must be viewed to appreciate.

All viewings are by appointment only.

- **Three / Four Bedroom Luxury Semi-Detached House**
- **Beautifully Maintained Throughout**
- **Ground Floor Shower Room**
- **No Onward Chain**
- **Council Tax Band D | Energy Rating (EPC) D**
- **Extended with a Potential Self-Contained 'Granny Annex'**
- **Utility Room**
- **Stunning Fully Landscaped Rear Garden**
- **Close to All Amenities**
- **Tenure - Freehold**

Living Room

11'6" x 12'4" (3.51m x 3.76m)

Kitchen

16'10" x 7'0" (5.13m x 2.13m)

Utility Room

7'11" x 9'2" (2.42 x 2.80)

Ground Floor Shower Room

4'4" x 4'11" (1.33 x 1.52)

Study

6'10" x 11'1" (2.10 x 3.39)

Bedroom One

9'8" x 11'6" (2.96 x 3.52)

Bedroom Two

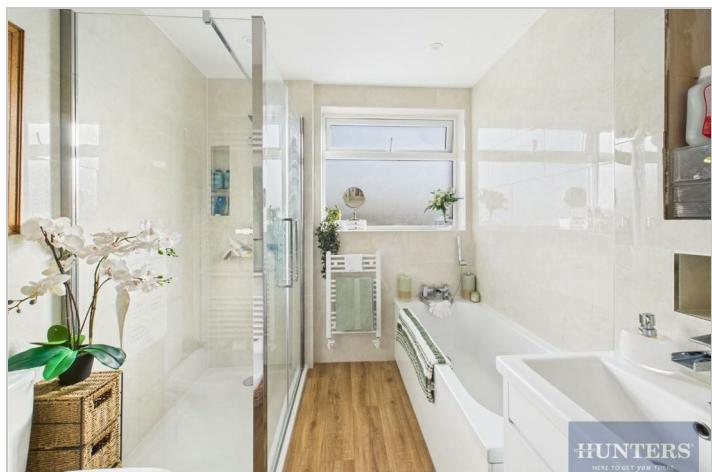
9'9" x 10'8" (2.99 x 3.27)

Bedroom Three

7'2" x 8'2" (2.19 x 2.50)

Family Bathroom

7'3" x 7'2" (2.21 x 2.19)



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(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.