

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



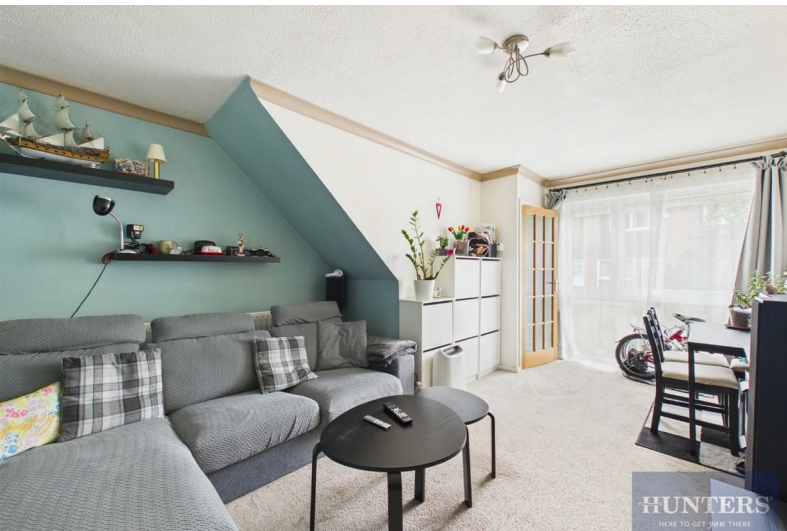
## Windyridge Gardens

Wymans Brook, GL50 4SZ

Asking Price £220,000



Council Tax: B



# Windyridge Gardens

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Hunters Estate Agents are delighted to offer this superb value two bedroom mid-terraced first time-buyers house to the sales market complete with a very private rear garden and secure garage en-bloc.

This fine home is coming out of long-term rental which means the house has received regular maintenance including gas checks and compliant electrical checks, allowing any buyer to have confidence in the property.

Being mid-terraced, the house only has two exposed walls, making it very efficient and cost effective to heat and run, a major advantage with today's energy prices.

This property would make a very attractive downsize proposition, an ideal first buy or a lucrative rental.

The key features of this house include - A generous rear garden which enjoys a high degree of privacy. Large rooms including a 17'+ living room and a 13'+ main bedroom. The kitchen/Breakfast stretches across the rear of the property, and the house comes with parking and a garage.

Wymans Brook is a charming development of modern properties built on the edge of central Cheltenham in the 1970's. The beauty of the area is evident by the undulating landscape following the contours of 'Racecourse Hill'. There is a Wymans Brook, and it runs through the heart of the development creating very pleasant walks and running routes.

Neighbours to Wymans Brook, (all within a reasonable walking distance) include Pittville Park, Central Cheltenham and the Cheltenham Racecourse. Wymans Brook itself has a convenience store and a collection of small shops located in the centre alongside a family orientated pub where we are informed, they have a variety of themed evenings and live music.

For more material information on the property please go to the following link:

<https://reports.spectre.uk.com/s/IJ37W>

All viewings are strictly by appointment only

Tel: 01242 528500

- Two Bedroom Mid-Terraced House
- Modern Kitchen and Bathroom
- Secure garage En-Bloc
- Available With No Onward Chain
- Council Tax Band B | Energy Rating C

- Generous Well Presented Living Room
- Gas Central Heating and Double Glazing
- Private Rear Garden
- Close to Central Cheltenham
- Tenure - Freehold

#### Living Room

17'8" x 11'9" (5.40 x 3.59)

#### Kitchen

7'1" x 11'10" (2.16 x 3.63)

#### Bedroom One

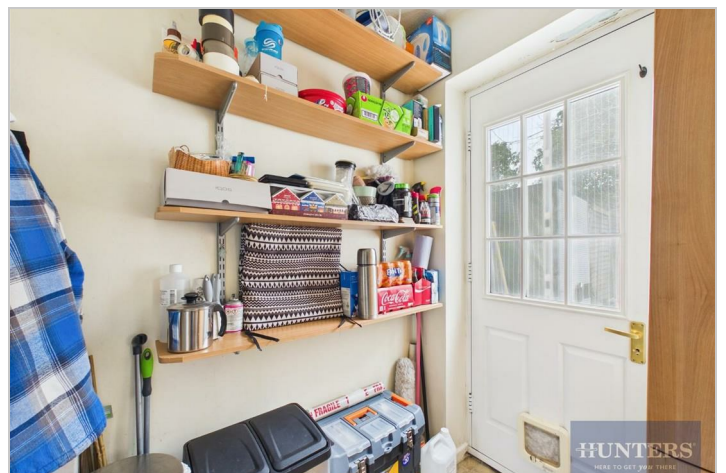
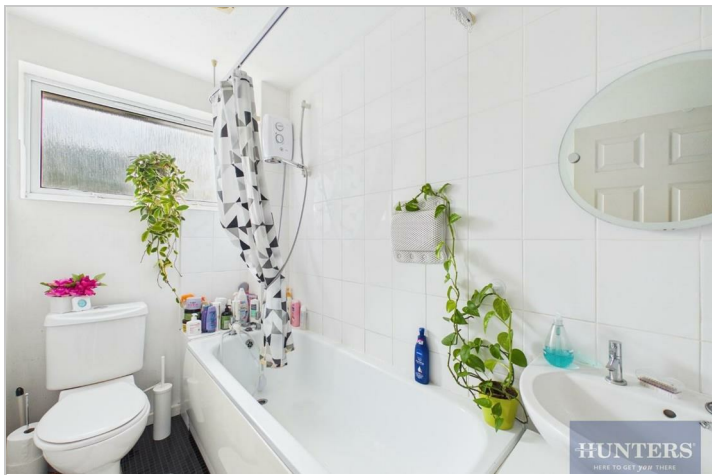
13'3" x 8'8" (4.05 x 2.65)

#### Bedroom Two

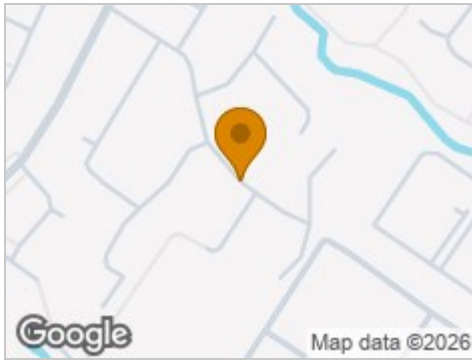
11'5" x 6'9" (3.48 x 2.07)

#### Bathroom

8'6" x 4'8" (2.60 x 1.44)



## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.