

# HUNTERS®

HERE TO GET *you* THERE



Alma Road

Hatherley, Cheltenham, GL51 3ND

Guide Price £350,000



Council Tax: C



# Alma Road

## Hatherley, Cheltenham, GL51 3ND

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Hunters are delighted to offer for sale this fabulous three-bedroom semi-detached traditional house with great potential to extend or develop into the perfect family home (subject to the relevant planning permission being obtained). The property will require some modernisation.

Boasting of off-road parking and an attached garage that is double the width of a standard garage, this fine property is perfect for providing extra storage or extension possibilities. The house also benefits from an extension to the rear currently housing the kitchen overlooking the lovely large rear garden.

The accommodation on offer consists of:

Ground floor. The property is entered from the side with the first reception room just off the hall facing the front elevation. Also accessed from the hall is the second reception room which occupies the entire right side of the original property being over 17' long. In addition to these two good size rooms there is a large kitchen/breakfast room spanning the width of the rear. From the kitchen there is a door directly into the garage and another leading to the rear garden.

First Floor: On the first floor all rooms lay off the central landing with the two double bedrooms one and two facing the front and bedroom three and the bathroom facing the rear.

Outside: The property is set well back from the road behind its own lawned fore-garden and side driveway. The drive leads to the garage which although is a double garage, it has just one entrance door for a vehicle. Ideal for parking a car and motorcycles or any other hobby equipment. The rear garden is both generous in proportion and private.

This excellent property is close to very high performing schools, several supermarkets, local pubs, a doctors' surgery and a library. An excellent project for anyone wanting to develop a house into their forever home.

All viewings are accompanied only

- Large Three Bedroom Semi-Detached Family House
- Two Reception Rooms
- Generous and Private Rear garden
- Requires Updating and Modernising
- Council Tax Band C | EPC Rating E (44)
- Large 16' x 15' Double Garage
- Large Kitchen/Breakfast Room
- No Onward Chain
- Ideal for Extending (subject to obtaining the relevant Planning)
- Tenure - Freehold

#### Living Room

17'8" x 10'11" (5.39 x 3.33)

#### Kitchen / Dining Area

9'10" x 17'8" (3.01 x 5.41)

#### Sitting Room

11'2" x 12'2" (3.42 x 3.71)

#### Bathroom

6'1" x 5'11" (1.86 x 1.81)

#### Bedroom One

11'3" x 11'1" (3.45 x 3.39)

#### Bedroom Two

9'5" x 10'11" (2.89 x 3.33)

#### Bedroom Three

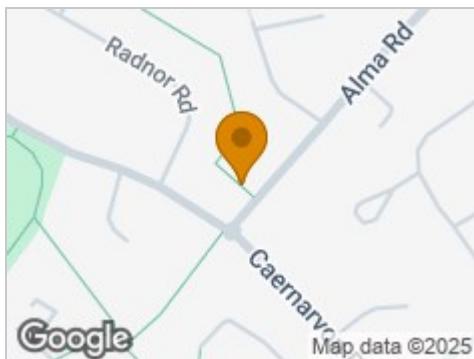
7'10" x 8'3" (2.41 x 2.53)

#### Garage

15'3" x 16'6" (4.66 x 5.03)



## 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		
(81-91) B		75
(69-80) C		
(55-68) D		
(39-54) E		44
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<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.