

HUNTERS[®]

HERE TO GET *you* THERE

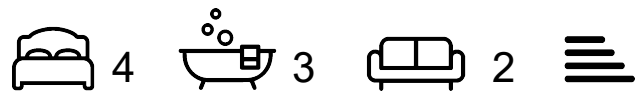


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Fernleigh Crescent

Up Hatherley, Cheltenham, GL51 3QJ

Asking Price £450,000



Council Tax: D



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Hunters Estate Agents are delighted to bring this FRESHLY REFURBISHED FOUR BEDROOM semi-detached EXTENDED family house with THREE BATHROOMS and TWO RECEPTION ROOMS to the sales market.

Brand new properties have obvious low maintenance benefits and traditional properties have the benefit of large plots and established neighbourhoods, with this property you can have both. This fine home has enjoyed a back-to-brick restoration including new electrics, new plumbing, new kitchen, new family bathroom and new en-suite. The whole property has been redecorated throughout and also has new fitted carpets and flooring.

At the rear, a brand new and very well-built extension now enables the property to offer the following accommodation.

Ground Floor

The open plan layout is simple and perfect for family life, the 19'+ Living room is very versatile and can be dressed in a variety of ways. The large open plan Kitchen/Dining room at the rear of the property is one of the most desirable of options. This unbeatable entertaining room excels with a new fitted kitchen and views across the private rear garden. From the kitchen area there is a door leading to a boiler room with a brand-new gas central heating boiler and a further door to a full shower room.

First Floor

There are three double bedrooms and a generous single bedroom. The main bedroom boasts of a full en-suite shower room. The remaining bedrooms are service by a brand-new luxurious family bathroom with overhead shower.

Outside

Off road parking leads to a garage which is approximately half its original size (the rear half converted to a shower room), ideal for storing garden equipment, bikes, outdoor gear etc. The rear garden has received a major overhaul with new patio, raised beds and a new freshly laid turf lawn.

Further Material Information about this property can be found at:

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

All viewings are by appointment only

Tel: 01242 528500

- Four Bedroom Semi-Detached Family Home
- Brand New Boiler, Plumbing and Electrics
- New Bathroom and New En-Suite
- Freshly Landscaped Rear Garden with New Lawn
- Council Tax Band D | Energy rating (EPC) tbc
- Three Bathrooms
- New Fully Fitted Kitchen
- Fully Redecorated with New Carpets Throughout
- Central Hatherley | No Onward Chain
- Tenure - Freehold

Living Room

14'11" x 19'7" (4.57 x 5.97)

Kitchen / Dining Area

9'9" x 19'8" (2.99 x 6.00)

Bathroom (GF)

6'7" x 8'1" (2.02 x 2.47)

Bedroom One

10'3" x 8'9" (3.13 x 2.68)

En-Suite

3'2" x 6'8" (0.99 x 2.04)

Bedroom Two

10'0" x 9'1" (3.06 x 2.79)

Bedroom Three

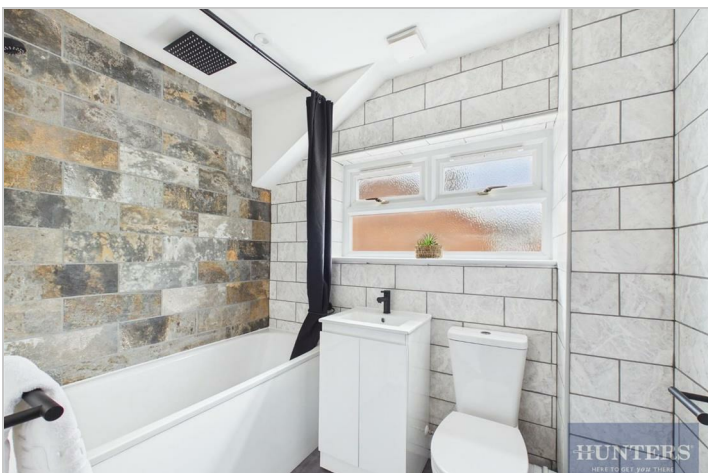
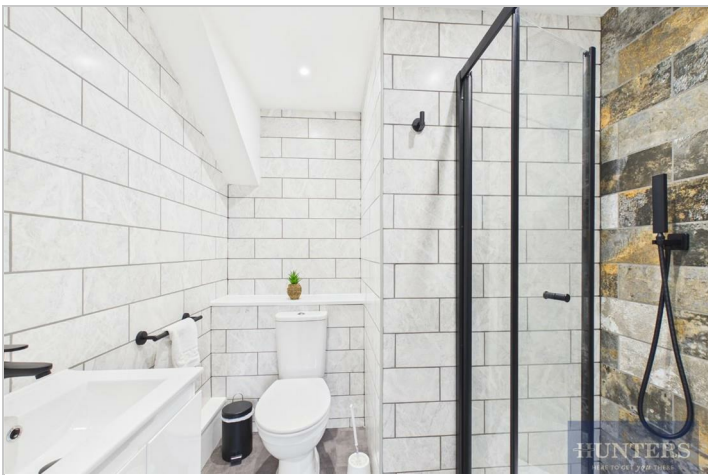
9'6" x 8'8" (2.90 x 2.66)

Bedroom Four

10'1" x 8'5" (3.08 x 2.59)

Bathroom

7'2" x 5'2" (2.20 x 1.59)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area¹⁾
99.1 m²
1067 ft²

Reduced headroom
1.4 m²
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 1.5 m/5 ft

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		
(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.