HUNTERS®

HERE TO GET *you* THERE



Kingsmead Avenue

Cheltenham, GL51 0AZ

Asking Price £290,000

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Council Tax: B





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Cheltenham, GL51 0AZ

Asking Price £290,000







Hunters Estate Agents are delighted to offer this lovely three-bedroom semi-detached family home located west of central Cheltenham and benefitting from ample off-road parking and a ground floor wc.

The key features of this property is the good-sized rear garden that enjoys a good degree of privacy and the side extension now providing a ground floor shower room with wc and basin and an additional utility/storage area.

The main property offers the following accommodation:

Ground Floor
The property is approached via a very useful fully enclosed entrance porch. This leads to the entrance hall with stairs off to the first floor. The living room sits to the front of the property with an interconnecting door leading to the dining room. The dining room faces the rear elevation and is open to the kitchen area, also overlooking the lovely rear garden. Off the kitchen, there is a rear hall with access to the shower room with shower cubicle, wc and basin. At the rear there is a utility area.

First Floor
Three good sized bedrooms occupy the first floor, bedroom one is a generous double bedroom and bedroom three, a spacious single room both face the front with bedroom two, another double bedroom and the family bathroom facing the rear.

Outside:
At the front. there is ample off road parking with the added benefit of having an EV Charging Point. At the rear, there is a generous South-West facing garden that enjoys a high degree of privacy and is a blank canvass waiting for a green-fingered owner to bring it to life.

“Agents Note"
This property is identified as either a Wimpey No-Fines construction or a Laing Easy Form construction. Both types use concrete as a base material, and we advise buyers to verify the exact concrete designation with their surveyor and lender prior to making an offer. We are informed that most mainstream lenders are happy to lend on these properties but may require additional information.

- A Traditional Three Bedroom Semi-Detached House
- Ample Off Road Parking and EV Charging Point
- Family Bathroom on First Floor
- Good Sized South-West Facing Garden
- Council Tax Band B | Energy Rating (EPC) tbc
- Two Reception Rooms
- Ground Floor Shower Room With Wc
- Utility Area
- No Onward Chain
- Tenure - Freehold

Living Room
12'4" x 13'11" (3.76 x 4.25)

Kitchen
9'8" x 9'9" (2.96 x 2.99)

Dining Room
9'8" x 10'2" (2.96 x 3.12)

WC / Shower Room
10'7" x 2'11" (3.25 x 0.90)

Utility / Storage
4'10" x 7'4" (1.49 x 2.24)

Bedroom One
11'0" x 10'11" (3.37 x 3.34)

Bedroom Two
9'0" x 13'5" (2.75 x 4.10)

Bedroom Three
8'2" x 9'2" (2.49 x 2.80)

Bathroom
5'7" x 6'8" (1.71 x 2.05)

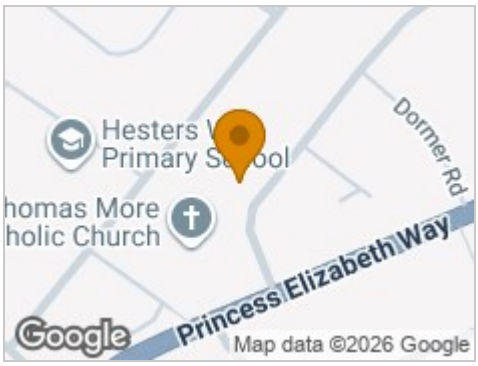








Road Map



Hybrid Map



Terrain Map

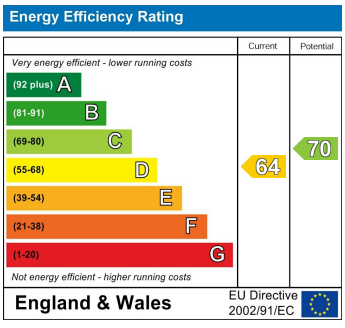


Floor Plan



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.



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.

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