

# HUNTERS®

HERE TO GET *you* THERE



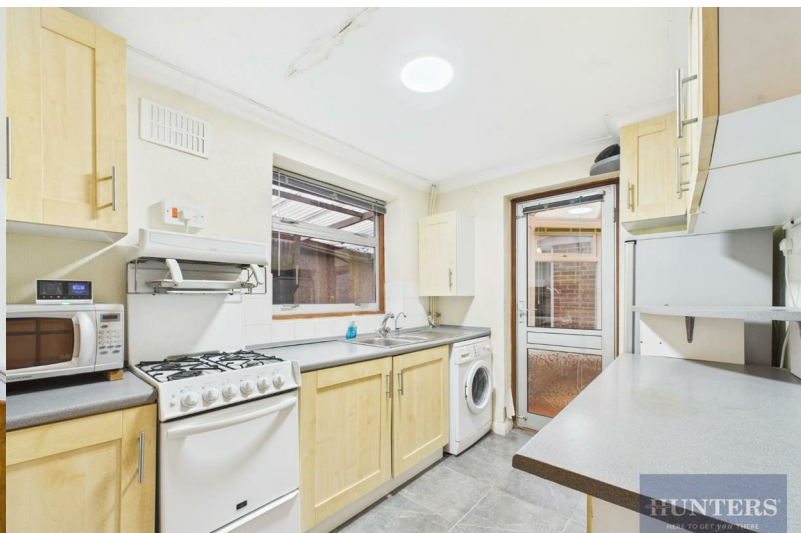
## Kingscote Road West

Hatherley, Cheltenham, GL51 6JP

Asking Price £349,950



Council Tax: C



# Kingscote Road West

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Hunters Estate Agents are delighted to bring this outstanding 1960's style three-bedroom, two-bathroom semi-detached family home to the sales market, complete with garage, off-road parking and the benefit of NO ONWARD CHAIN.

This fine property will require some cosmetic upgrading and is offered as a 'blank canvas' encouraging the next owner to add some colour and furnishings to make it their own.

Key features of the property include the front extension which houses a very useful large and modern 'wet room' style full shower room. This lovely additional room could be converted to a home study, playroom or snug. The traditional front and rear reception rooms are all in place with the kitchen at the rear. There is an additional conservatory, perfect for spending relaxing time overlooking the private rear garden.

To the rear of the property, there is a single detached garage that has currently been converted to a home workshop with a pedestrian front door. We believe that the garage could be further developed into a variety of exciting projects and currently boasts of double-glazed windows to the garden and a solid uPVC door and loft light. The garden shed (with power) and greenhouse are also included

Kingscote Roads East and West form the two access roads leading to the original local farmhouse and nursery that unfortunately, no longer exists. Today, the road sits at the centre of Hatherley life being just a short walk from local shops, a hairdresser, two convenience stores, a takeaway, and a local family orientated Green King public House/Restaurant. The local bus service runs regular trips to Gloucester, Cheltenham Town Centre and the Railway Station.

Conclusion: This exceptional house is offered at an attractive asking price and presents itself as a great opportunity for a buyer to use the additional living space in a way that suits their lifestyle. The property is offered for sale with no onward chain making the buying process about as simple as possible.

- **Three Bedroom Semi Detached Family Home**
- **Conservatory to the Rear**
- **Two Reception Rooms**
- **Close to Lakeside Junior School and easy access to Bournside Senior School**
- **Council Tax Band C | EPC Rating D**
- **Two Full Bathrooms, One on each Floor**
- **Garage (Currently Used As A Workshop) + Off Road Parking**
- **NO ONWARD CHAIN**
- **Close to GCHQ, M5 Junction 11 and the amenities of Hatherley**
- **Tenure - Freehold**

### Living Room

12'11" x 10'3" (3.94 x 3.14)

### Dining Room

10'8" x 8'10" (3.27 x 2.71)

### Kitchen

9'11" x 7'3" (3.04 x 2.22)

### Wet Room

9'3" x 5'10" (2.84 x 1.80)

### Conservatory

7'6" x 13'8" (2.29 x 4.18)

### Bedroom One

12'11" x 9'10" (3.94 x 3.00)

### Bedroom Two

10'8" x 7'9" (3.27 x 2.37)

### Bedroom Three

9'9" x 6'4" (2.99 x 1.95)

### Bathroom

5'8" x 6'4" (1.74 x 1.95)



## 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.

## Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.