

HUNTERS[®]

HERE TO GET *you* THERE

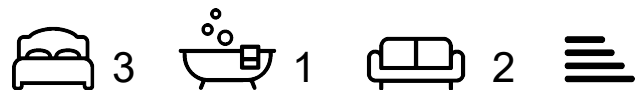


HUNTERS
HERE TO GET *you* THERE

Wordsworth Avenue

Cheltenham, GL51 7DY

Offers In Excess Of £350,000



Council Tax: C



HUNTERS
HERE TO GET *you* THERE

HUNTERS
HERE TO GET *you* THERE

Wordsworth Avenue

Cheltenham, GL51 7DY

Offers In Excess Of £350,000



Offered for sale with no onward chain by the seller's sole agents Hunters of Cheltenham, this fine three-bedroom traditional semi-detached home has an abundance of character blended with modern conveniences, including a detached garage and off-road parking.

Wordsworth Avenue sits within the protected 'Poets' conservation area of Cheltenham, a development constructed in the 1920's just after WWII in the popular 'arts and crafts' style of well-built architecturally interesting buildings. Wordsworth Avenue was one of the last streets to be built in approx. 1934.

This wonderful piece of Cheltenham history offers the following accommodation:

Ground Floor

The property has a pent roof enclosed entrance porch giving access to the entrance hall. The sitting room faces the front elevation with the dining room facing the rear. The kitchen also overlooks the rear garden. A cloakroom with wc and basin is located beneath the stairs.

First Floor

Bedroom One faces the front elevation alongside a slightly recessed bathroom, Enjoying views to the rear is bedroom two and three in slightly off-set positions.

Outside

The property is set well back from the road behind a large bloc paved driveway for several vehicles. A further shared drive leads to the larger than average 20' x 10' detached garage. The rear garden has been very well tended and retains a good degree of privacy.

St Marks

Sits just west of its neighbour district Lansdown. The area boasts of great communications with easy access to Lansdown and Montpellier, the M5 Junction 11 and large employer GCHQ. Access to Cheltenham Spa Rail Station is also close-by.

Material Information

More detailed Material Information can be found at the following link

<https://reports.spectre.uk.com/s/a4yBK>

This house comes highly recommended.

All viewings are by appointment only and will be accompanied by Hunters.

Tel: 01242 528500

- **A Traditional Three Bedroom Semi-Detached House**
- **No Onward Chain**
- **Two Reception Rooms**
- **Located in the Famous 'Poets' Conservation Area**
- **Council Tax Band C | Energy Rating tbc**
- **A Great Family Home**
- **Garage and Off Road Parking**
- **Private Rear Garden**
- **Close to GCHQ, Town Centre, M5 and Railway**
- **Tenure - Freehold**

Entrance Porch

7'9" x 4'8" (2.38 x 1.43)

Cloakroom

5'1" x 2'7" (1.55 x 0.80)

Sitting Room

14'3" x 9'6" (4.36 x 2.92)

Dinning Room

10'2" x 8'9" (3.12 x 2.68)

Kitchen

12'3" x 9'6" (max) (3.74 x 2.92 (max))

Bedroom One

14'4" x 9'10" (4.39 x 3.00)

Bedroom Two

11'10" x 8'10" (3.62 x 2.71)

Bedroom Three

10'9" x 9'8" (max) (3.28 x 2.97 (max))

Bathroom

5'8" x 4'7" (1.75 x 1.42)



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		
(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.