HUNTERS®

HERE TO GET *you* THERE

Arle Avenue

Cheltenham, GL51 8JP

Asking Price £275,000

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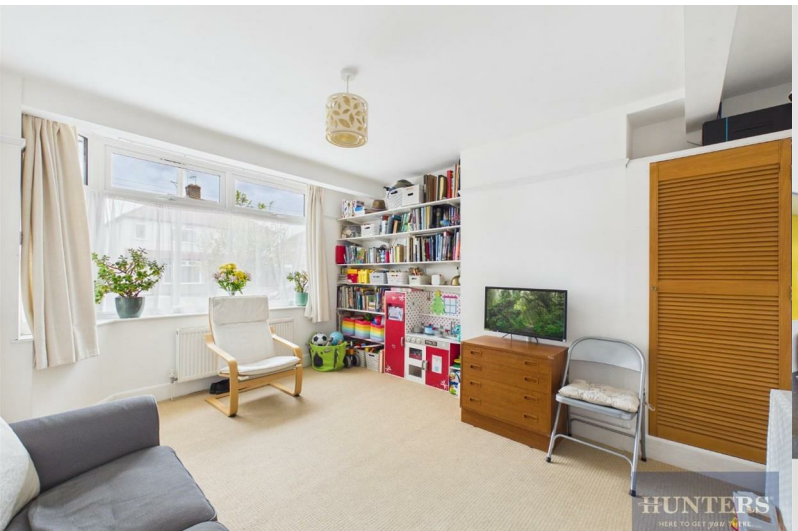
Council Tax: C



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Cheltenham, GL51 8JP

Asking Price £275,000

Hunters Estate Agents are delighted to offer this lovely TWO BEDROOM traditionally built semi-detached FAMILY HOME with GARAGE and off-road parking.

This fine property offers the following accommodation:

Ground Floor:
The property is entered via a covered entrance porch leading to the entrance hall with stairs off to the first floor and door to the front facing bay-fronted living room. The generous kitchen/breakfast room faces the rear with a door to the rear garden.

First Floor:
The main bedroom stretches the full width of the property with two windows throwing plenty of light into this fabulous room. Bedroom two faces the rear elevation. The family bathroom face the rear.

Outside:
The house is set back from the road behind its own fore-garden with an extended stone chip drive providing additional parking for two vehicles. The shared drive leads to a garage with up and over door and mains power/light. The rear garden enjoys a good degree of privacy and comes complete with a large garden room with mains power and hard-wired internet points. Close panel fencing mark the boundaries.

Location:
Arle Avenue sits West of Cheltenham town centre and is approx. 15/20 minutes walk to the Cheltenham Spa Rail Station.

All viewings are accompanied and by appointment only

This fine home comes highly recommended.

Tel: 01242 528500

- **Two Bedroom Traditional Semi-Detached House**
- **Majority of Windows Replaced in 2021**
- **New Boiler Installed In 2023**
- **Large Garage with Off Road Parking**
- **Council Tax Band C | Energy Rating D (exp)**
- **Two Good Sized Bedrooms**
- **Generous 90' Rear Garden**
- **Modern Kitchen**
- **The Garden Room was installed in 2021 with Electricity and Network Connection**
- **Tenure - Freehold**

Living Room
13'8" x 10'11" (4.18 x 3.33)

Kitchen
12'6" x 7'10" (3.83 x 2.39)

Lean-to-Conservatory
12'9" x 5'5" (3.89 x 1.67)

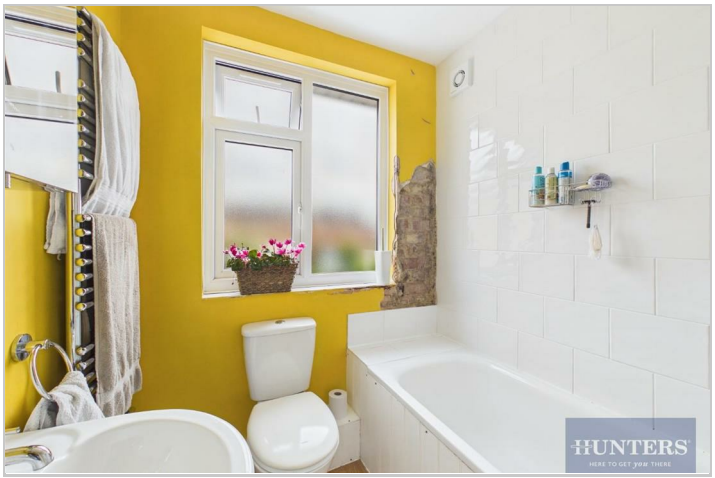
Bedroom One
14'9" x 10'4" (4.50 x 3.15)

Bedroom Two
9'5" x 8'11" (2.88 x 2.72)

Bathroom
6'6" x 6'0" (1.99 x 1.83)

Garage
19'0" x 8'2" (5.79m x 2.49m)

Garden Hut
12'2" x 8'11" (3.73 x 2.74)



Road Map

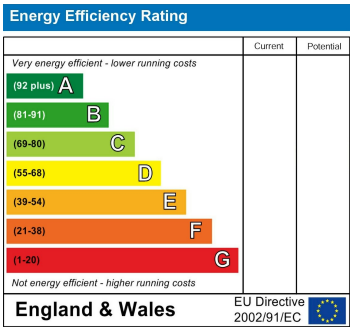
Hybrid Map

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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