

HUNTERS[®]

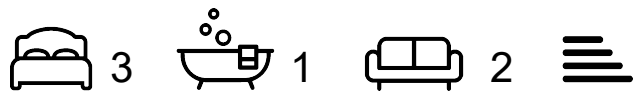
HERE TO GET *you* THERE



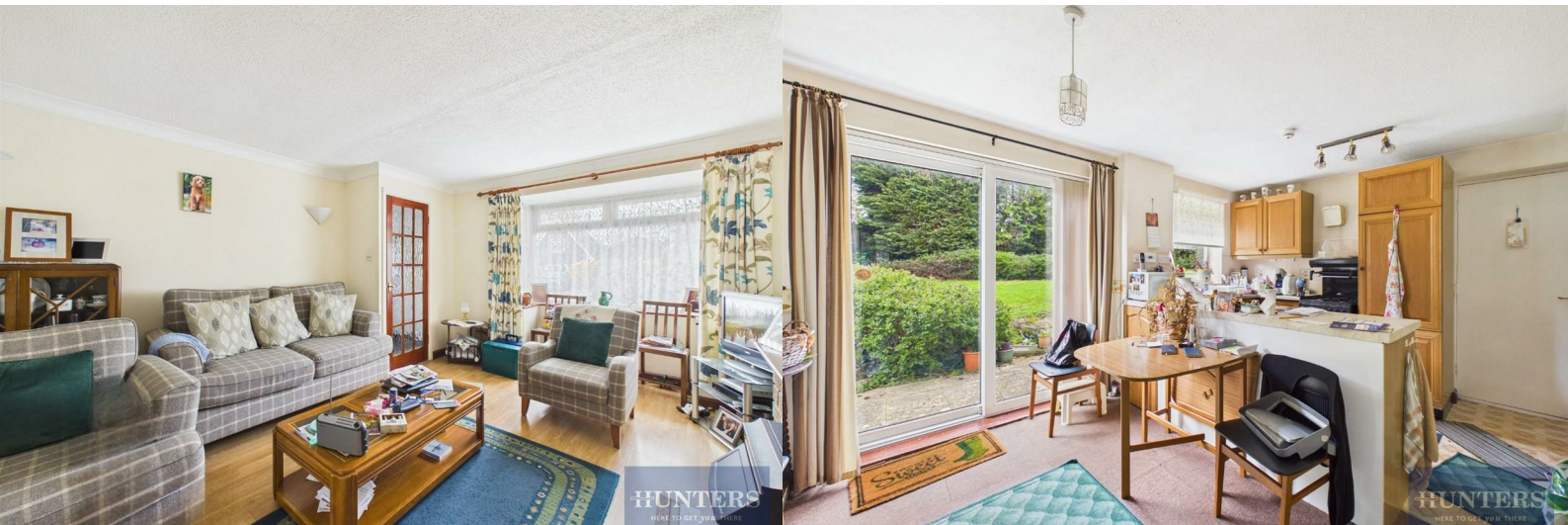
Castlemaine Drive

Cheltenham, GL51 0UA

Asking Price £350,000



Council Tax: D



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Hunters Estate Agents are delighted to present this fabulous modern three bedroom detached family home to the sales market, complete with a private garage and off road parking.

This fine property sits quietly at the end of a small cul-de-sac with a perfect south/westerly facing rear garden, ideal for anyone who enjoys sunny afternoons/early evenings in the back garden. Inside, the property offers the following accommodation:

Ground Floor.

The property is entered via the covered entrance porch leading to the entrance hall. From here, there are stairs off to the first floor and a door leading to the living room with a square bay window making this a nice light and airy room. The kitchen/dining room is very on trend spanning the rear of the property as one large open plan room, perfect for entertaining guests and dinner parties with friends and family. A door from the kitchen leads directly into the rear of the longer than average 20'+ garage. It would be possible to add either a utility room or a ground floor wc if required (subject to obtaining any relevant permissions).

First Floor:

A traditional layout with two double bedrooms, a single bedroom and a family bathroom; ideal for a family of up to five people. Bedrooms one and three face the front elevation with bedroom two and the bathroom facing the rear.

Outside:

The property sits well back from the main road behind its own lawn fore-garden. The driveway provides private parking which in turn leads to a larger than average garage. At the rear, there is a very private rear garden. The garden requires a green-fingered owner to make the best of what it has to offer but most importantly, it faces a nice sunny South/Westerly direction, perfect for any sun worshipers who love to come home to a nice warm sunny rear garden to unwind after a long day's work.

We highly recommend this lovely home

All viewings are by appointment only.

Tel: 01242 528500

- **Three Bedroom DETACHED Family House**
- **Requires Cosmetic Updating**
- **OPEN PLAN Kitchen/dining room**
- **Close to M5 Junc.11, GCHQ and the new Transport Hub**
- **Council Tax Band D | EPC Rating tbc**

- **Private SOUTH/WEST facing garden**
- **Larger than average GARAGE**
- **NO ONWARD CHAIN**
- **Good Local Amenities including a Publicly Joinable Gym/Sauna and Swimming Pool**
- **Tenure - Freehold**

Living Room

14'6" x 10'2" (4.43 x 3.12)

Kitchen

10'0" x 14'10" (3.05 x 4.54)

Bathroom

5'6" x 6'2" (1.69 x 1.90)

Bedroom One

12'3" x 8'5" (3.74 x 2.58)

Bedroom Two

10'0" x 8'4" (3.05 x 2.56)

Bedroom Three

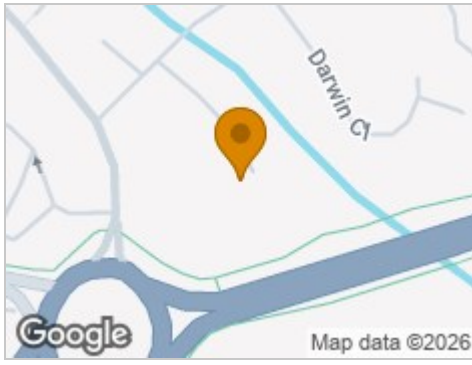
9'3" x 6'5" (2.83 x 1.97)

Garage

20'10" x 8'0" (6.36 x 2.44)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

HERE TO GET YOU THERE

Approximate total area⁽¹⁾
82.4 m²
887 ft²

(1) Excluding balconies and terraces

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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.