

# HUNTERS®

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## Loweswater Close

Hatherley, Cheltenham, GL51 3BA

Asking Price £285,000



Council Tax: C



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Hunters are delighted to offer this beautifully presented, two bedroom, semi-detached bungalow situated in the popular setting of Hatherley. This fine property comes complete with a non overlooked rear garden, side carport and off road parking.

This fine bungalow has been impeccably well maintained and apart from the usual regular cosmetic 'personalisation', the property is ready for its new owner.

Hatherley is well regarded for it's local amenities and pleasant scenery, with bus routes to Cheltenham Town Centre where you will find a host of shops, restaurants and bars. Bournside School is a short walk away, as is Hatherley Park with its beautiful walks and scenery and child's play area.

This property boasts light and spacious accommodation, with a modern finish throughout.

Layout briefly comprises; entrance hall with doors off to all rooms except bedroom two. The bathroom is fitted with a more useful shower cubicle as part of a three piece suite. The generous bay fronted living room sits to the front with bedroom one at the rear. A nice feature of the bungalow is the kitchen being accessible from the entrance hall with the second bedroom is located to the rear of the property. This second bedroom enjoys a lovely rear aspect looking over the rear garden and would make an equally lovely dining room or home office.

The nicely landscaped garden enjoys a high degree of privacy.

At the front the property sits behind its own landscaped fore-garden with off road parking to the side. Double gates lead to a covered carport which in turn leads to the rear garden.

This is an exceptional bungalow offered for sale at a very reasonable asking price.

All viewings are by appointment only



- Two Double Bedrooms
- Modern Kitchen and Bathrooms
- Gas Central Heating
- NO ONWARD CHAIN
- Council Tax Band C | EPC tba

- Bay-Fronted Living Room
- Well Presented Throughout
- Double Glazing
- Very Private Rear Garden
- Tenure - Freehold

#### Living Room

11'11" x 15'5" (3.65 x 4.70)

#### Kitchen

7'4" x 10'0" (2.26 x 3.07)

#### Bathroom

5'6" x 6'11" (1.70 x 2.11)

#### Bedroom One

8'3" x 11'9" (2.52 x 3.60)

#### Bedroom Two

7'10" x 10'7" (2.40 x 3.25)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.