

# HUNTERS<sup>®</sup>

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## Edendale Approach

Cheltenham, GL51 0UH

Asking Price £385,000



Council Tax: D



# Edendale Approach

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Asking Price £385,000



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

Presented to the market in good decorative order throughout, this fine home offers everything a modern family could wish for. The additional conservatory creates more usable ground floor space with the added advantage of having views across the beautiful and private rear garden.

The accommodation includes:

## Ground Floor

The property is approached via a covered entrance leading to the entrance hall. The living room sits to the front of the property with a box-bay window throwing plenty of light into the room. A very desirable feature of any modern house is an open plan kitchen/dining room, and this house does not disappoint. The kitchen breakfast room spans the full width of the rear and also has an access door directly leading to the garage, ideal if the owner wants to create a utility area in the garage, especially as the garage on this house is 21'+ in length. Finally, the living room has a door leading to a conservatory that is a very useful square shape approx. 12' square.

## First Floor

Bedrooms one and three face the front elevation with bedroom two and the bathroom facing the rear.

## Outside

The property sits back from the road behind its own lawn fore-garden with a driveway to the side leading to the garage. the rear garden enjoys a high degree of privacy with a mix of patio, decking and natural grass, a really lovely place to be on a warm summer's day.

This outstanding property sits west of central Cheltenham ideally located for quick and easy access to the M5 Junction 11, GCHQ and Cheltenham rail station. Just a few yards from the property is the very popular Jury Inn hotel which has a comprehensive private Gym with workout equipment, swimming pool, jacuzzi and steam room. At the time of writing, membership is available on a subscription basis.

We highly recommend this pro

- A Modern Three Bedroom Detached Family Home
- Rear Facing Kitchen/Dining Room
- Private Garden with a High Degree of Privacy
- Close to GCHQ
- Council Tax Band D | Energy Rating D (61)
- 21' garage and Off Road Parking
- Additional Square Shaped Conservatory
- Close to M5 Junction 11
- Backing on to Local Parkland
- Tenure - Freehold

#### Living Room

14'5" x 11'10" (4.41 x 3.61)

#### Kitchen / Dining Area

10'2" x 14'11" (3.10 x 4.55)

#### Conservatory

11'6" x 12'8" (3.51 x 3.87)

#### Bathroom

5'6" x 6'3" (1.69 x 1.92)

#### Bedroom One

12'5" x 8'3" (3.80 x 2.54)

#### Bedroom Two

9'11" x 8'4" (3.03 x 2.56)

#### Bedroom Three

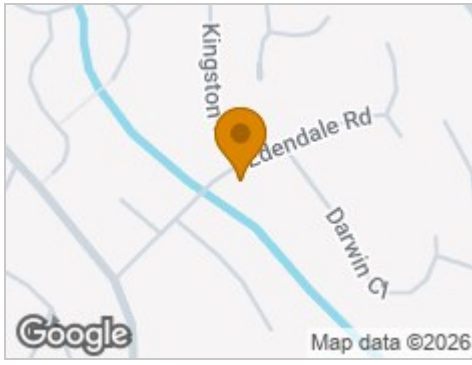
9'4" x 6'5" (2.86 x 1.98)

#### Garage

21'3" x 8'3" (6.48 x 2.53)



## 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		61	70
(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.