

HUNTERS®

HERE TO GET *you* THERE



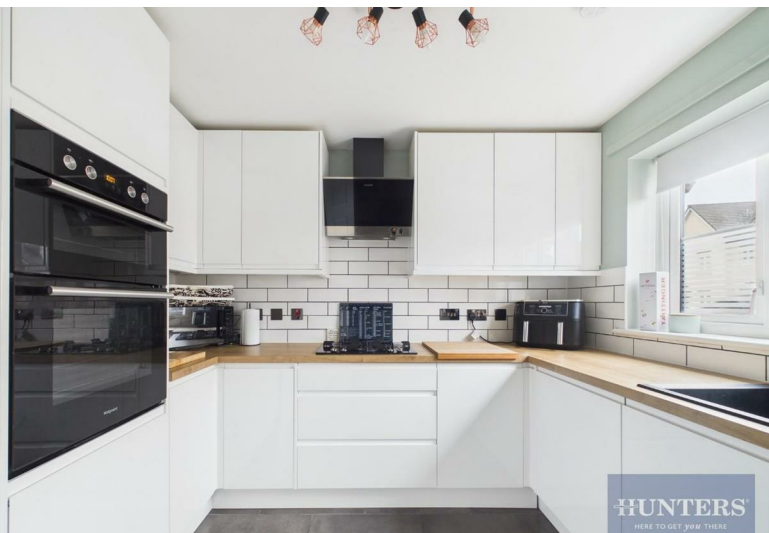
Symphony Road

Cheltenham, GL51 6GJ

Asking Price £280,000



Council Tax: C

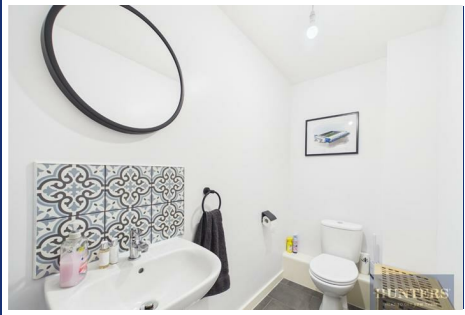


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Symphony Road

Cheltenham, GL51 6GJ

Asking Price £280,000



Hunters of Cheltenham are delighted to offer this impressive modern two-bedroom terraced home to the sales market. This property is a credit to its owners and is presented for sale in immaculate condition both inside and out.

Ideal for first time buyers and equally perfect for investors with its two double bedrooms, popular with sharers.

The accommodation includes:

Ground Floor: The living room is a lovely relaxing room located at the rear of the property overlooking the garden. The kitchen sits to the front of the property with a larger than average cloakroom sitting between the ground floor rooms. We have seen similar properties who have removed the cloakroom opening out to the kitchen to provide a large kitchen/dining room with impressive results.

First Floor: This style property has two double bedrooms, one at each end of the property with the bathroom located between. Ideal for anyone sharing or a perfect sound barrier if you have teenagers!

Outside: The property is roadside facing with off-road tandem parking for two vehicles at the rear. The rear garden is very well maintained with close panel fencing and a pedestrian gate to the rear.

Summary: The development surrounding Symphony Road offers a wide variety of properties including 5-bedroom, 4-bedroom and 3-bedroom luxury homes. The 2-bedroom properties are always highly sought after and rarely available for sale. This particular house occupies a charming plot enjoying a good degree of privacy at the rear.

We highly recommend this fine home.

All viewings are accompanied by our professional sales staff who should be able to answer any questions you may have,

Further Material Information can be found at the following link:

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

All viewings are strictly by appointment only.

Tel: 01242 528500

- Two Double Bedroom Modern Town House
- Cosy Living Room Overlooking The Garden
- Ground Floor Guests wc
- Excellent Location for Access to M5 (Junc 11) and GCHQ
- Council Tax Band C | Energy Performance Rating (EPC) C
- Two Off-Road Parking Spaces (tandem style)
- Modern Fitted Kitchen
- Modern Fitted Bathroom
- Immaculate Presentation
- Tenure - Freehold

Living Room

15'5" x 11'8" (4.71 x 3.56)

Kitchen

7'9" x 9'6" (2.37 x 2.92)

WC

7'8" x 4'0" (2.35 x 1.23)

Bedroom One

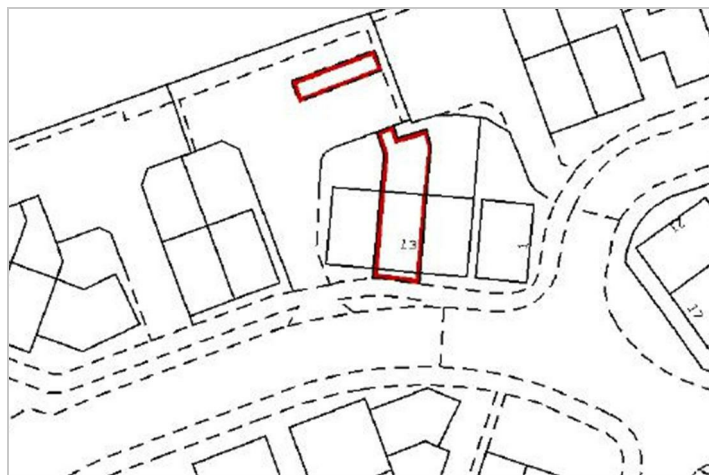
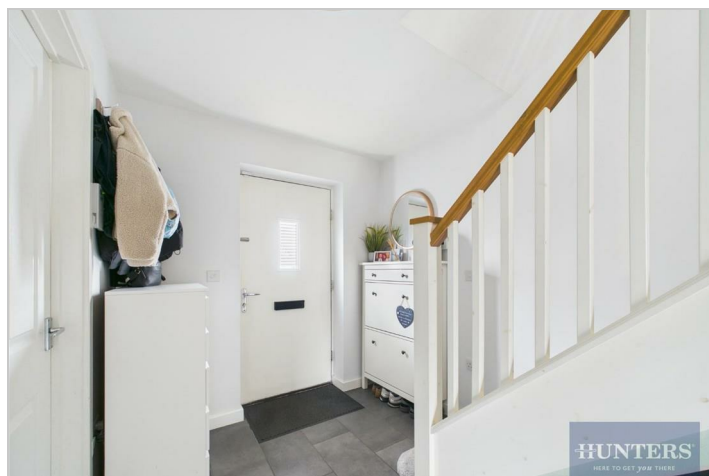
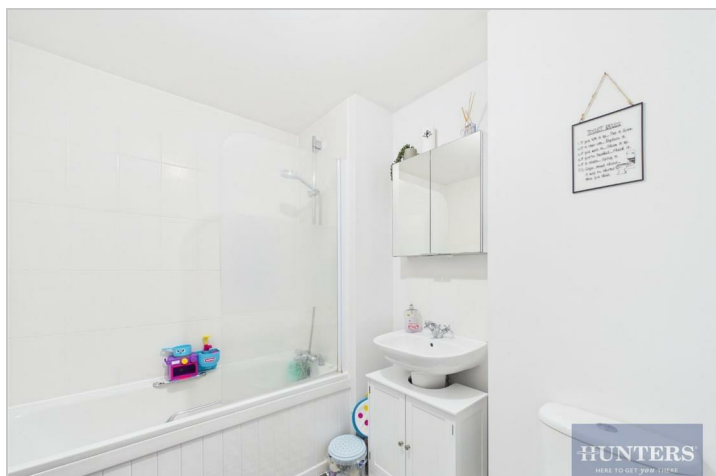
11'6" x 9'9" (3.53 x 2.99)

Bedroom Two

15'5" x 8'8" (4.70 x 2.65)

Bathroom

7'7" x 6'8" (2.33 x 2.04)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area⁽¹⁾

68.6 m²

739 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
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.