

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS  
HERE TO GET *you* THERE

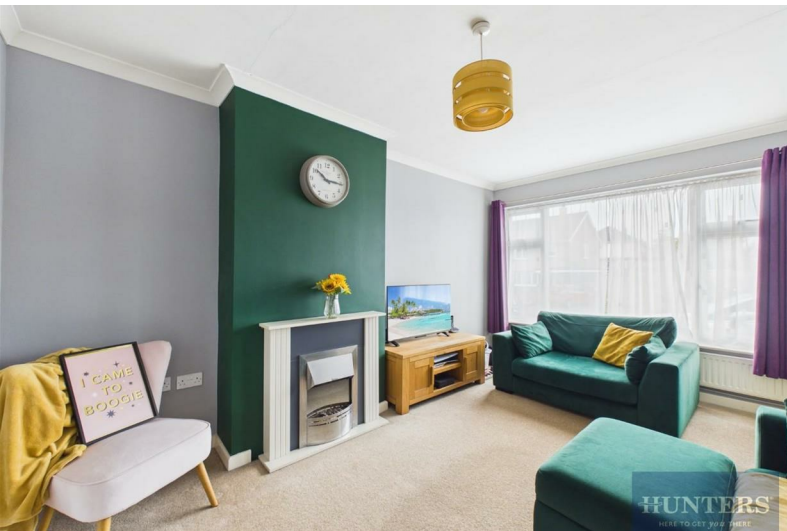
## Denbigh Road

Cheltenham, GL51 3JQ

Asking Price £375,000



Council Tax: C



HUNTERS  
HERE TO GET *you* THERE

HUNTERS  
HERE TO GET *you* THERE

# Denbigh Road

Cheltenham, GL51 3JQ

Asking Price £375,000



Welcome to this superb family biased three-bedroom semi-detached home in central Hatherley, complete with off road parking, garage separate home office in the rear garden, ideal for anyone wanting to work from home without having to be 'in the home'.

Presented for sale in fabulous condition throughout, this fine house is in move-in condition and offers the following accommodation:

#### Ground Floor:

The property is accessed via a covered entrance porch leading to the entrance hall. The main reception room lies to the front of the property with the Kitchen spread across the rear. The kitchen is a chef's delight being larger than the original layout and well fitted with modern units, ideal for entertaining with the open plan extension to the rear providing an impressive dining area - Christmas and birthday celebrations will be thoroughly enjoyable in this house.

#### First Floor:

The central landing gives access to all rooms. Bedroom One and the bathroom overlook the rear garden with bedrooms two and three facing the front elevation.

#### Outside:

The property is set well back from the road behind a recently re-surfaced extended drive with additional car parking space, The shared drive at the side of the property leads to a private garage with up and over door and mains power and light. At the rear of the garage there is a separate section used as a home office with its own access door (from the garden), mains power and light and a window overlooking the rear garden. The garden itself is non-overlooked backing as it does onto Lakeside Primary School fields.

#### SUMMARY

This lovely house really does have it all for a very realistic asking price. Two reception rooms, three bedrooms, parking and a garage - all presented in good decorative condition. The rear garden enjoying a high degree of privacy is the icing on the cake.

**THIS HOUSE COMES HIGHLY RECOMMENDED.**

All viewings are by appointment only

Tel: 01242 528500

- **Traditional Three Bedroom Semi-Detached House**
- **Extended at the Rear - New Dining Room**
- **Garage and Off Road Parking**
- **Private Rear Garden**
- **Council Tax Band C - ( Estimated cost £2,106.24 per year) | Energy Rating (EPC) D**

- **Ideal Family Home**
- **Modern Kitchen and Bathroom**
- **External Home Office**
- **Excellent Location for Schools**
- **Tenure - Freehold**

**Sitting Room**

14'9" x 11'6" (4.52 x 3.53)

**Dining Room**

9'7" x 6'5" (2.93 x 1.98)

**Kitchen**

14'10" x 7'4" (4.53 x 2.26)

**Bedroom One**

11'0" x 8'8" (3.36 x 2.65)

**Bedroom Two**

11'5" x 8'1" (3.48 x 2.47)

**Bedroom Three**

8'10" x 6'7" (2.70 x 2.01)

**Bathroom**

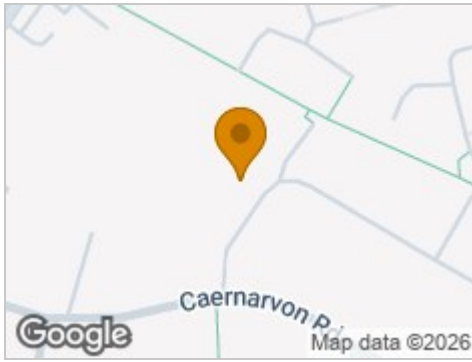
6'0" x 5'6" (1.83 x 1.69)

**Garage**

13'10" x 9'3" (4.22 x 2.82)



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

Floor 0 Building 1

Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**  
65.9 m<sup>2</sup>  
709 ft<sup>2</sup>

(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) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</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.