

HUNTERS®

HERE TO GET *you* THERE



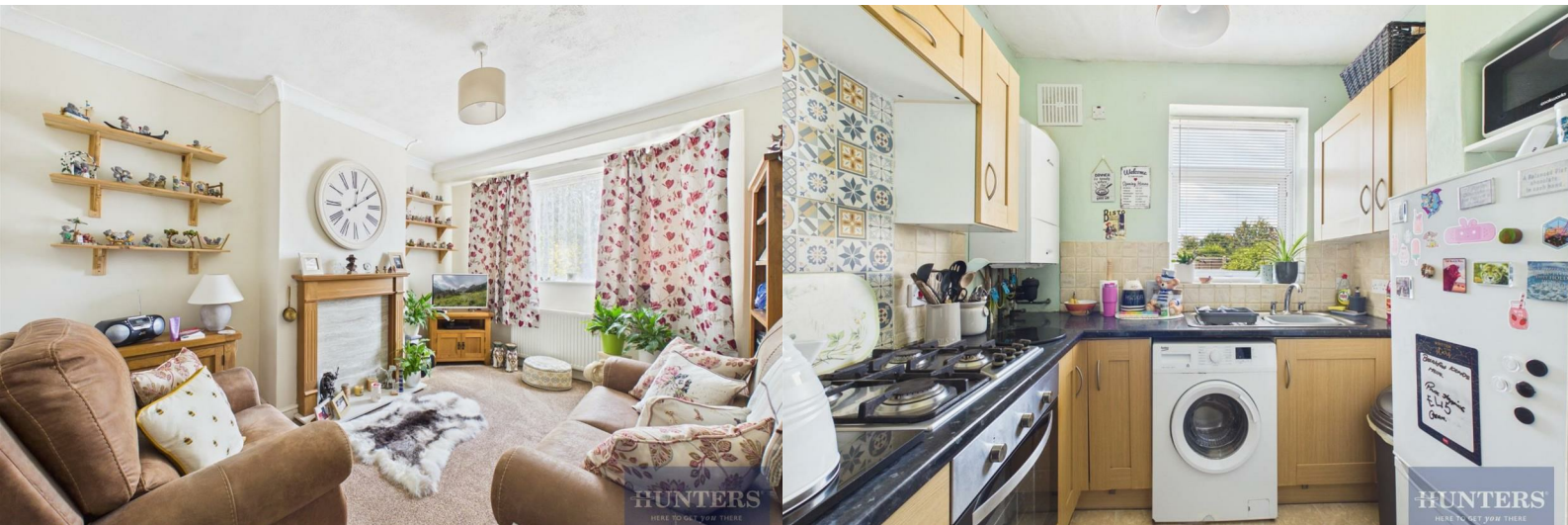
Orchard Avenue

Cheltenham, GL51 7LG

Asking Price £179,950



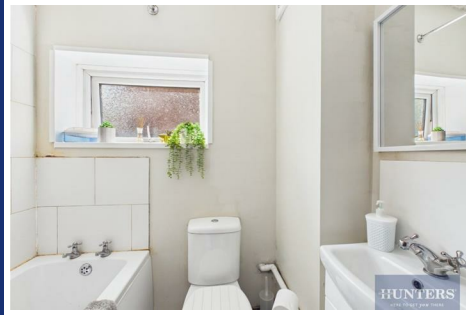
Council Tax: A



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Hunters Estate Agents are delighted to bring to the sales market, this lovely two-bedroom bay fronted ground floor maisonette, complete with its own front garden (often converted to off road parking) and beautiful rear garden.

Ground floor maisonettes are always popular when they become available because they offer all benefits of a bungalow at a fraction of the price. They are also very efficient to run being the lowest council tax band (A), and a monthly service charge of £0, and £0 ground rent. Even the energy efficiency rating is excellent with a rating of 69 out of a maximum 73 (cost effective score).

There cannot be a better first time buy, investment property or a cost effective early retirement property.

The accommodation on offer includes the following:

Ground Floor:

The property is approached via the side with a covered entrance leading to the entrance hall. All rooms are accessible from the hall with the living room and bedroom two facing the front elevation and bedroom one and the kitchen overlooking the rear garden. The bathroom is first on the left of the entrance hall being central to the whole property.

Outside:

The property is set back from the road behind its own recently laid stone chip front garden. These gardens are often successfully converted to off road parking (subject to the relevant permissions being obtained). The front garden belongs to the ground floor maisonette. The recently re-laid bloc-paved path down the side of the property leads to the front door and the rear garden. The owners of the property above have pedestrian right of way.

The rear garden enjoys a high degree of privacy being non-overlooked at the rear and is a credit to the current owners for making the garden such a nice place to unwind after a long days work.

We highly recommend this property.

All viewings are by appointment so call us today

Tel: 01242 528500

KEY FEATURES

- Two Ground Floor Bedroom Maisonette
- Private Front Garden
- Modern Kitchen and Bathroom
- Energy Rating (EPC) C
- £0 Monthly Maintenance Charges | £0 Ground Rent | A Rated Council Tax
- Bay-Fronted Living Room
- Very Private Rear Garden
- Gas Central Heating
- Tenure - Leasehold with 945 Years Remaining on the Lease

ROOM SIZES

Living Room

10'5" x 13'8" (3.18 x 4.19)

Kitchen

7'5" x 6'1" (2.28 x 1.87)

Bedroom One

10'5" x 11'11" (3.18 x 3.64)

Bedroom Two

9'4" x 8'5" (2.87 x 2.57)

Bathroom

5'5" x 6'0" (1.67 x 1.85)



Road Map



Hybrid Map



Terrain Map

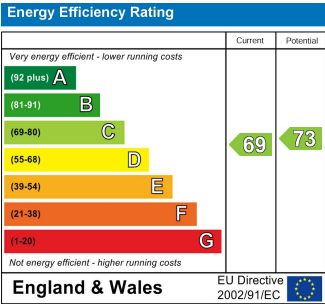


Floor Plan



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.



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.