

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Symphony Road

Cheltenham, GL51 6GJ

Asking Price £388,950



Council Tax: C



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Hunters of Cheltenham are delighted to offer this impressive modern three-bedroom semi-detached family 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. This fine family home excels at busy family life with generous rooms with a private rear garden and garage with off road parking.

The layout consists of the following:

**Ground Floor:** The living room is a lovely relaxing room located at the rear of the property. The fully fitted kitchen/breakfast room sits to the front of the property. The ground floor also has a large cloakroom with WC.

**First Floor:** The main bedroom has a dedicated en-suite bathroom and along with bedroom three, enjoys views to the rear. Bedroom two and the modern family bathroom face the front elevation.

**Outside:** The property is roadside facing with rear parking and a private garage which is technically leasehold with a peppercorn (nominal) rent. The rear garden is one of the best plots on the development and enjoys a high degree of privacy.

**Summary:** This outstanding property offers a family excellent quality fittings with freshly painted décor throughout. All the bedrooms and the reception room are impressive. The enviable outdoor space rounds off an exceptional package.

All viewings are strictly by appointment only.



- Modern Three Bedroom Semi-Detached House
- Garage and Off Road Parking
- Ground Floor WC, En-Suite and Bathroom
- Excellent Location for Communications.
- Energy Rating (EPC) C | Council Tax Band C
- Immaculate 'Like New' Condition Throughout
- Private Walled & Landscaped Rear Garden
- Kitchen/Breakfast Room
- Fabulous School Catchment Area
- Tenure - Freehold

#### Living Room

11'4" x 16'4" (3.47 x 4.98)

#### Kitchen

14'0" x 8'6" (4.29 x 2.61)

#### WC

5'1" x 3'2" (1.56 x 0.97)

#### Bedroom One

11'10" x 8'8" (3.62 x 2.66)

#### En-Suite

3'2" x 8'0" (0.97 x 2.45)

#### Bedroom Two

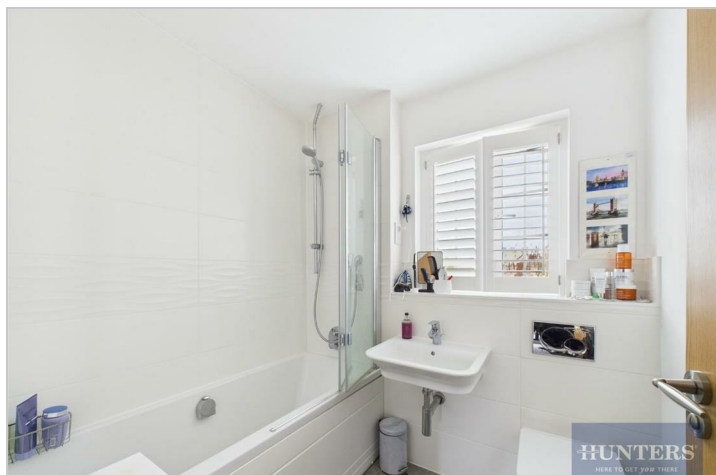
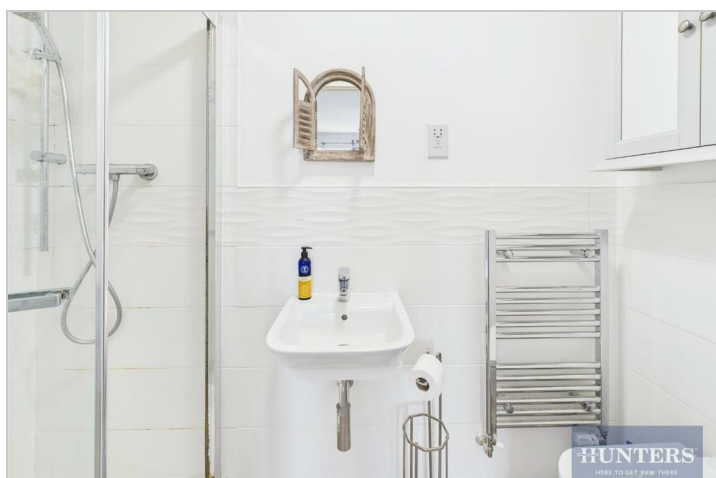
10'3" x 8'7" (3.13 x 2.64)

#### Bedroom Three

8'5" x 5'4" (2.58 x 1.63)

#### Bathroom

5'6" x 6'5" (1.68 x 1.98)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area<sup>(1)</sup>  
71.29 m<sup>2</sup>  
767.34 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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		89
(81-91) B	77	
(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.