

# HUNTERS<sup>®</sup>

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## Orchard Close

The Reddings, Cheltenham, GL51 6LD

Asking Price £350,000



Council Tax: D



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Hunters Estate Agents are delighted to offer for sale, this impressive modern three double bedroom family home located at the end of a small private cul-de-sac in the ever-popular residential location of The Reddings.

This fine home boasts of many key features including: two bathrooms, ground floor WC, a private rear garden and a garage with mains power and light accompanied by two additional off road parking spaces.

The accommodation on offer includes:

#### Ground Floor:

The property is set back from the road with access to the entrance hall with a ground floor cloakroom and stairs off to the first floor. The sitting room is located to the front with the highly desirable option of a kitchen/dining room facing the rear garden.

#### First Floor:

This is where the property really excels, with three generous bedrooms with the main suite being located over the garage with its own built-in storage and dedicated en-suite shower room. Bedroom two faces the front elevation and bedroom three faces the rear. These two rooms are serviced by the family bathroom.

#### Outside:

The property is set at the end of a no-through road, ideal if the buyer is looking for some privacy. The house sits behind its own fore-garden with a driveway to the side with space to host up to two vehicles. The drive leads to a garage with up and over door, mains power and light. There is a useful pedestrian door to the rear garden.

At the rear there is a good sized private garden mainly laid to lawn with a pergola enclosed decking area at the rear.

#### SUMMARY:

This property will suit a family who do not want to decide which child has the small bedroom, ALL the bedrooms are a decent size, benefitting from the main bedroom and en-suite sitting aloft the garage leaving almost the entire footprint for the two remaining bedrooms and the bathroom.

The house is offered for sale with no onward chain making the purchase as simple as possible.

We highly recommend this home.

All viewings are by appointment only

Tel: 01242 528500

- Modern Three Double Bedroom Family House
- Two Bathrooms
- Quiet End-Of-Road Location
- Private Rear Garden
- Council Tax Band D | EPC Rating C
- No Onward Chain
- Garage and Off Road Parking
- Ground Floor WC
- Good Decorative Condition
- Tenure - Freehold

#### Sitting Room

16'7" x 10'2" (5.07 x 3.12)

#### Kitchen / Dining Room

9'1" x 13'9" (2.78 x 4.21)

#### Bathroom

5'6" x 6'3" (1.69 x 1.91)

#### Bedroom One

10'8" x 10'10" (3.26 x 3.31)

#### En-Suite

4'8" x 4'11" (1.44 x 1.50)

#### Bedroom Two

15'0" x 7'2" (4.59 x 2.19)

#### Bedroom Three

7'5" x 11'8" (2.27 x 3.56)

#### Garage

16'7" x 8'2" (5.06 x 2.50)



## 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.

## Material Information



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(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.