

HUNTERS®

HERE TO GET *you* THERE



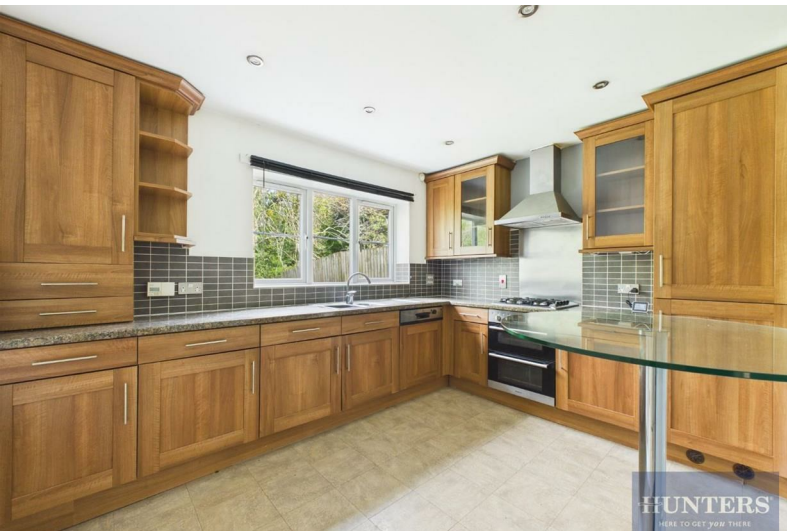
Orchard Close

The Reddings, Cheltenham, GL51 6LD

Asking Price £395,000



Council Tax: E



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Hunters Estate Agents are delighted to offer for sale, this impressive modern four bedroom detached family home located on a small private development 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 dining room is located at the front with the sitting room at the rear the French doors leading to the private rear garden. The kitchen also faces the rear elevation and offers highly desirable utility area.

First Floor:

Three double bedrooms and one good sized single bedroom occupy the first floor with bedrooms one and three facing the front elevation and bedrooms two and four facing the rear. Bedroom one has its own dedicated en-suite and the remaining bedrooms are serviced by the family bathroom. .

Outside:

The property is set back from the road behind its own fore-garden with off road parkin for two vehicles. The garage with its own mains power and light. The rear garden enjoys a high degree of privacy.

SUMMARY:

This must be the best value for money four bedroom/two bathroom detached house in Cheltenham. The property is generous in size and sits in the heart of The Reddings, a premium residential location in Cheltenham. There really is no down side. The house would benefit from new carpets and a fresh coat of paint to bring it back to glory. An absolute bargain.

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

- Modern Four Bedroom Detached Family House
- Two Bathrooms
- Quiet Cul-De-Sac Location
- Private Rear Garden
- Council Tax Band E | EPC Rating C
- No Onward Chain
- Garage and Off Road Parking
- Ground Floor WC
- Requires Nothing More Than a Coat of Paint and New Carpets.
- Tenure - Freehold

Sitting Room

11'3" x 16'2" (3.44 x 4.95)

Kitchen

11'9" x 9'5" (3.60 x 2.88)

Dining Room

7'4" x 13'2" (2.25 x 4.03)

WC

2'9" x 5'5" (0.86 x 1.66)

Bedroom One

10'11" x 10'2" (3.33 x 3.11)

En-Suite

7'3" x 4'0" (2.23 x 1.22)

Bedroom Two

11'11" x 8'9" (3.64 x 2.68)

Bathroom

7'4" x 6'6" (2.25 x 2.00)

Bedroom Three

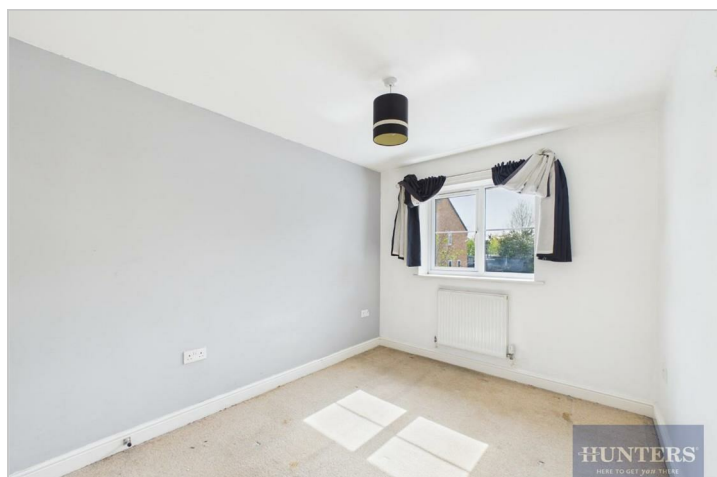
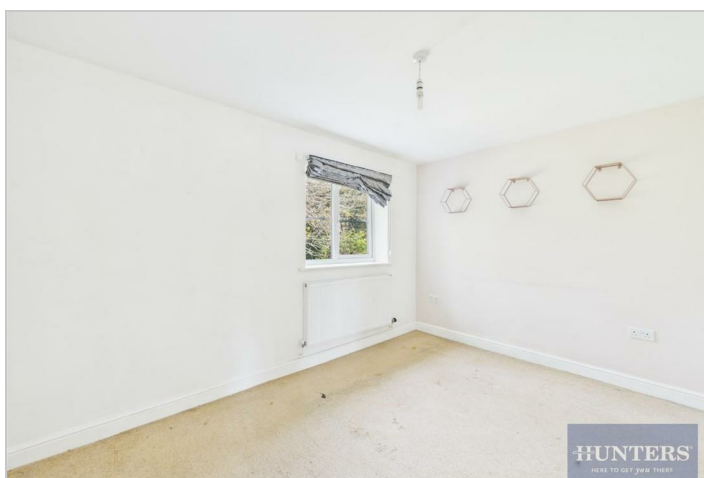
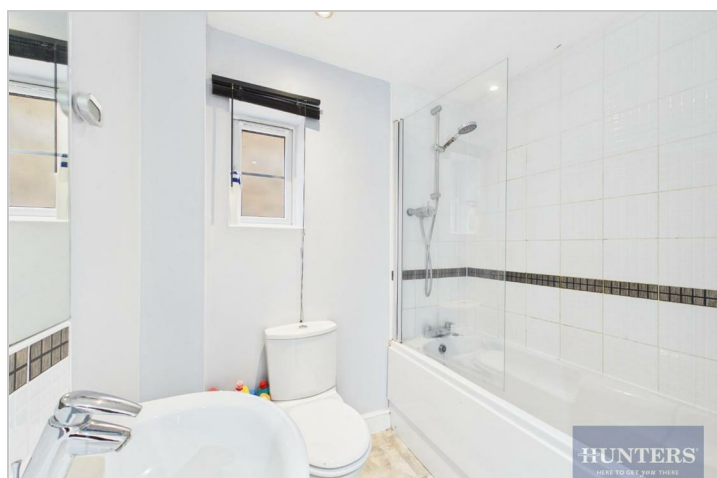
8'4" x 10'2" (2.55 x 3.12)

Bedroom Four

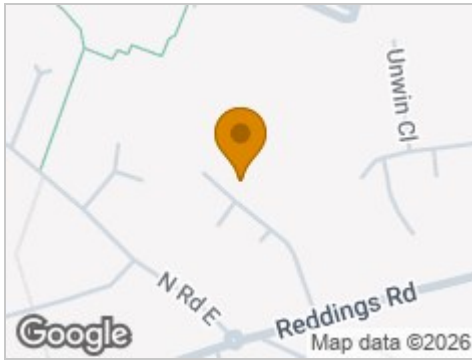
11'3" x 6'0" (3.43 x 1.84)

Utility Room

8'3" x 5'9" (2.53 x 1.77)



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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.