

HUNTERS[®]

HERE TO GET *you* THERE



Barbridge Road

Cheltenham, GL51 0BU

Asking Price £295,000



Council Tax: B



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Hunters Estate Agents are delighted to offer this fabulous three-bedroom semi-detached family home benefitting from a large corner plot complete with gated access to a large driveway with off road parking for several vehicles.

This fine property is offered for sale with no onward chain which will help speed any purchase, a major asset when buying a home.

The accommodation on offer includes:

Ground Floor:

The property is set well back from the road behind its own private lawned fore garden. The canopied entrance gives access to the private entrance hall. The sitting room faces the front elevation with the kitchen and dining room facing the rear. From the kitchen there is access to a utility area with further access to a very useful 14'+ workshop area, ideal for converting to a home office or study.

First Floor:

The main bedroom and the bathroom face the rear elevation with bedrooms two and three facing the front.

Outside:

Occupying a corner plot is a key feature of this superb home. The large frontage is divided into formal front garden and to the side there is a five-bar gated access to a large off road stone chip drive with parking space for several vehicles. To the side is a private patio area and at the rear, there is a private rear garden mainly laid to lawn.

Summary:

There are so many 'extra' features to this property that we feel the house offers unbeatable value for money. The extension is very adaptable and useable, but it is the outside space that sets it apart from its contemporaries. Front garden, side garden, large patios, private rear garden and a driveway suitable for several vehicles is unheard of at this price point therefore we encourage any interested buyers to make an appointment to view as soon as possible to avoid disappointment.

For more material information on this property go to:
<https://reports.spectre.uk.com/s/aUfHh>

All viewings are accompanied and by appointment only

Tel: 01242 528500

- **Three Bedroom Semi-Detached Family House**
- **Large Workshop**
- **Large Corner Plot**
- **Two Reception Rooms**
- **Council Tax Band B | Energy Rating (EPC) D**
- **Large Driveway with Parking For Several Vehicles.**
- **NO ONWARD CHAIN**
- **Close to Local Services**
- **Very Close to Pates School, M5 Motorway (J11) and GCHQ**
- **Tenure - Freehold**

Living Room

10'4" x 13'8" (3.15 x 4.18)

Kitchen

10'0" x 9'9" (3.06 x 2.99)

Dining Room

10'0" x 10'6" (3.07 x 3.22)

Bathroom

5'4" x 6'4" (1.64 x 1.95)

Bedroom One

8'7" x 13'11" (2.62 x 4.25)

Bedroom Two

10'1" x 10'8" (3.08 x 3.26)

Bedroom Three

7'1" x 9'8" (2.16 x 2.97)

Utility Area

9'2" x 5'3" (2.80 x 1.62)

WC

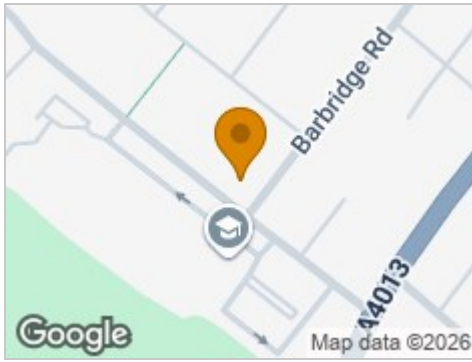
5'3" x 2'3" (1.62 x 0.70)

Workshop

14'7" x 6'9" (4.47 x 2.08)



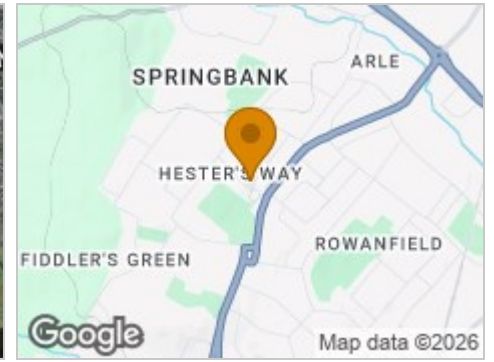
Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area[®]
90.7 m²
977 ft²

(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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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.