

HUNTERS[®]

HERE TO GET *you* THERE



Rosehill Street

Cheltenham, GL52 6SQ

Asking Price £325,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this fine turn of the century TWO BEDROOM end terraced town house for sale with the added advantage of a SIDE PATH ACCESS to the rear garden, perfect for bin management and being able to take a push bike to the rear for storage.

This fine property boasts of two large double bedrooms and a bathroom on the first floor. There is an additional separate shower and wc on the first floor.

On the ground floor, the traditional separate front and rear reception rooms have a much more modern twist being open plan and boasting of 25' x 14' of living space, perfect for entertaining with an endless choice of furniture layouts.

The kitchen is located at the rear with access to the garden.

Outside, the rear garden enjoys a high degree of privacy with a professionally laid patio with circular inlay, and close panel fencing. The garden has a pedestrian gate to the side access.

Rosehill Street is set just off Hales Road and within a short stroll of Cheltenham High Street with its abundance of shopping, leisure, sporting and employment opportunities.

This fine home would suit anyone looking to be involved in all the activities that Cheltenham offers including its vast array of festivals, two very prolific and active theatres and several parks all within easy reach.

The property is highly recommended and offered for sale with no onward chain and is ready to be occupied at short notice.

All viewings will be accompanied and are by appointment only.

- **A Traditional Edwardian Two Bedroom End-Terraced House**
- **Open Plan Living/Dining Room**
- **Side Access**
- **Additional Shower and Second wc on First Floor**
- **EPC Rating D | Council Tax Band C**
- **Two Double Bedroom**
- **First Floor Bathroom**
- **Private Rear Garden**
- **NO ONWARD CHAIN**
- **Tenure - Freehold**

Living Area

14'2" x 25'6" (4.34 x 7.78)

Kitchen

6'11" x 8'8" (2.11 x 2.66)

Bedroom One

14'0" x 10'9" (4.29 x 3.29)

Bathroom

6'11" x 8'4" (2.11 x 2.56)

Bedroom Two

14'0" x 10'9" (4.27 x 3.30)

Shower Room

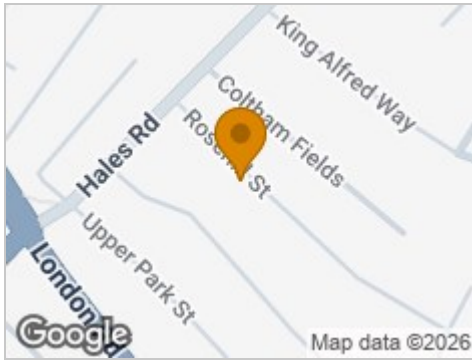
WC

4'1" x 2'11" (1.26 x 0.89)

Cellar



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		85
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(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.