

# HUNTERS®

HERE TO GET *you* THERE



## Loweswater Road

Cheltenham, GL51 3AZ

Asking Price £320,000



Council Tax: D



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Cheltenham, GL51 3AZ

Asking Price £320,000



Hunters Estate Agents are delighted to offer for sale, this fabulous two bedroom detached bungalow situated in an advantageous position being on the border of Hatherely and Lansdown; benefitting from the assets of both areas.

This fine property has been well maintained and is now offered for sale with no onward chain.

The accommodation on offer comprises of:

**Internal:** The property is accessed via an enclosed entrance porch with storage cupboard leading to the large 18'+ living room. From the living room there is an internal hallway with doors off to all principal rooms. The kitchen is a nice square shape with a separate utility room off. The bedrooms form the rear of the property with the main bedroom having fitted wardrobes, and the second bedroom fitted with patio doors leading to a glass conservatory/sunroom which overlooks the rear garden. The family bathroom is centrally located.

**External:** The property is located on a corner plot with well landscaped grounds. The property boasts of a single garage, off road parking and a small utility workshop.

Loweswater Road is surrounded by 4 bus stops making travelling to and from Cheltenham town centre, Gloucester, Bishops Cleeve and the rail station very easy. Hatherley Park is within pedestrian reach with nature trails and a picnic/play area.

**Summary:** This exceptional property is offered for sale to cash buyers only and has no onward chain. The roof has spray foam insulation, and we are informed that lenders will not lend on properties with spray foam roofs hence the very attractive under market value asking price.

All viewings are by appointment only

Tel: 01242 528500



- Two Bedroom Detached Bungalow
- Private Easy-to-Maintain Garden
- Conservatory
- Close to Hatherley Park
- Council Tax Band D | EPC Rating tbc

- No Onward Chain
- Garage. Workshop and Parking
- Excellent Location for Amenities
- CAH BUYERS ONLY - Spray Foam Roof
- Tenure - Freehold

#### Living Room

11'10" x 18'0" (3.62 x 5.49)

#### Kitchen

8'4" x 9'10" (2.56 x 3.00)

#### Bathroom

4'11" x 7'3" (1.52 x 2.21)

#### Bedroom One

9'10" x 9'10" (3.00 x 3.00)

#### Bedroom Two

8'2" x 8'3" (2.49 x 2.53)

#### Sun Room

7'5" x 9'9" (2.28 x 2.98)

#### Utility Room

4'7" x 5'1" (1.40 x 1.57)

#### Garage

8'3" x 16'4" (2.53 x 4.98)

#### Utility Area

8'3" x 11'3" (2.53 x 3.44)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.