

# HUNTERS®

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## Lilac Close

Up Hatherley, Cheltenham, GL51 3BP

Asking Price £280,000



Council Tax: B



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Here we have a very well presented two-bedroom modern end-terraced house complete with garage and off road parking space. A key feature of this property is the large double sized rear garden. This fine home has fully double-glazed windows and is heated via gas central heating.

The property offers a modern kitchen and modern white bathroom suite leaving the new owners very little to do except to enjoy this fabulous home.

Outside, there is a driveway to the front with space for two vehicles leading to a single attached garage with full mains power and light. The rear garden is outstanding on this property benefitting from a much larger plot than usual for a property of this style. If you like outdoor life, this is the property for you.

The accommodation consists of:

**Ground Floor:** The entrance hall allows access to the living room at the front of the property, with the kitchen facing the rear elevation taking full advantage of very private rear garden, making this a fabulous house for entertaining.

**First Floor:** The landing has doors off to all rooms. Bedroom one is located across the front and is fitted with a double wardrobe, bedroom two sits to the rear with the bathroom. Bedroom two has a

Lilac Close is located on a modern development with easy access to Morrisons Supermarket, The Greatfield Inn, a local doctor's surgery, a library (all 0.5 of a mile away) and a choice of shops at either Caernarvon Court or Salisbury Avenue. Leckhampton is a short 39-minute walk away (from Google maps) with its vast choice of cafe's, bars, shops and leisure facilities.

This fine two-bedroom property is very rare with a garage and double width rear garden and comes highly recommended.

All viewings are accompanied only.



- Two Bedroom semi-terraced house
- Garage and Off Road Parking
- Close to Local Schools
- Close to Local Amenities
- Council Tax Band B | EPC Rating C

- Double sized Garden Plot
- Popular Modern Development
- No Onward Chain
- Gas Central Heating
- Tenure - Freehold

#### LIVING ROOM

16'7" x 11'10" (5.05 x 3.61)

#### KITCHEN

11'10" x 7'10" (3.61 x 2.39)

#### BEDROOM ONE

11'7" x 9'9" (3.53 x 2.97)

#### BEDROOM TWO

11'0" x 6'9" (3.35 x 2.06)

#### BATHROOM

8'0" x 4'9" (2.44 x 1.45)



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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</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.