

# HUNTERS®

HERE TO GET *you* THERE



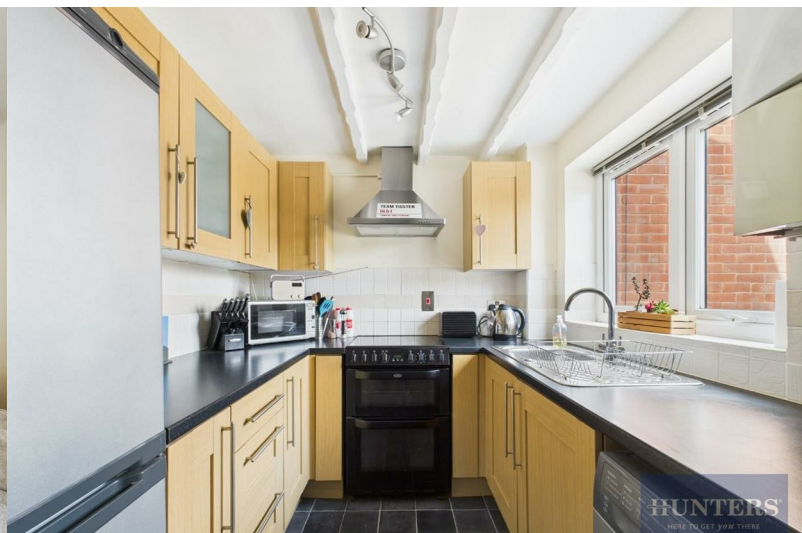
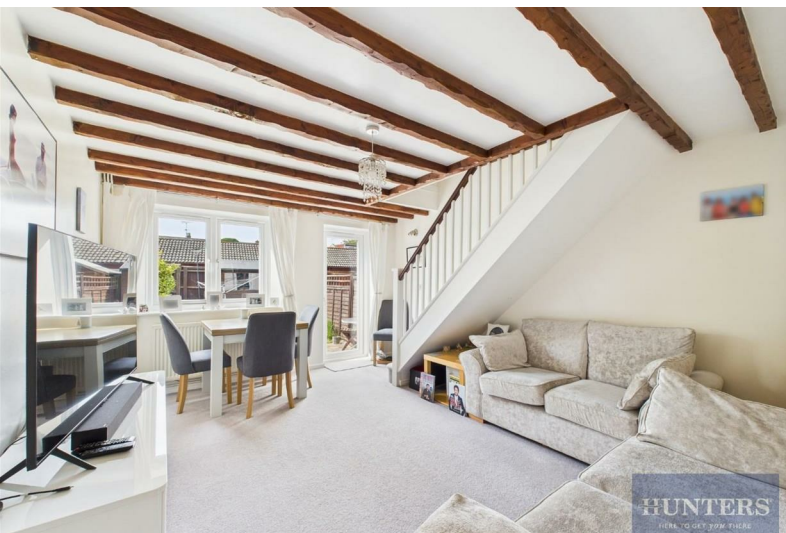
## Rolleston Way

Cheltenham, GL51 3NJ

Asking Price £265,000



Council Tax: C





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Hunters Estate Agents are delighted to offer this impressive modern cottage style two-bedroom terraced house to the sales market, complete with a private covered carport, additional off-road parking and a generous rear south facing garden.

This fine home is a credit to its current owner and presents itself in immaculate decorative condition both inside and out. The property offers the following accommodation:

**Ground Floor:** The bright and welcoming entrance hall has doors off to all rooms. The kitchen faces the front elevation of the house and has been recently re-fitted. The gas central heating boiler is located in the kitchen. To the rear there is a large living space with enough room for allocating sitting and dining areas. The stairs lead off to the first floor. Double door leads to the very well-kept garden.

**First Floor:** The landing has doors off to all rooms. The main bedroom overlooks the rear garden. Bedroom two and the family bathroom face the front elevation. The loft is fully boarded with a fitted easy access ladder.

**Outside:** The property is set back from the road behind a rustic block paved drive providing off road vehicular parking. To the rear of the property there is an attractive rear garden which enjoys a high degree of privacy and a South facing aspect. There is a gate to the rear, this gate and a side drive gives access to an impressive carport with the third bay from the left allocated for the sole use of the owners of this property.

This development is always popular due to its location. Being set on the edge of Hatherley it is also a manageable walk (approx. 30 minutes) to Lansdown with Montpellier being just a little further away. This facility is always highly desirable as Cheltenham continually evolves into a premium location for leisure, shopping and sporting facilities. Further assets include a short stroll to a local bus service and quick access to Cheltenham Rail Station.

This lovely home comes highly recommended.

- Two Bedroom Terraced House
- Modern Kitchen Installed
- Private Carport and Off Road Parking
- Perfect Location for Town Access
- Council Tax Band C | Energy Performance (EPC) C

- Immaculate Condition
- Beautifully Decorated
- South Facing Rear Garden
- Fully Boarded Loft with Fitted Ladder Access
- Tenure - Freehold

#### Living Room

15'2" x 11'9" (4.63 x 3.59)

#### Kitchen

7'10" x 7'1" (2.41 x 2.18)

#### Bedroom One

10'1" x 8'7" (3.09 x 2.64)

#### Bedroom Two

12'6" x 6'9" (3.82 x 2.07)

#### Bathroom

8'0" x 4'10" (2.46 x 1.48)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area<sup>®</sup>

46.7 m<sup>2</sup>  
503 ft<sup>2</sup>

Reduced headroom

1.6 m<sup>2</sup>  
18 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(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.