

HUNTERS®

HERE TO GET *you* THERE



Reddings Road

Cheltenham, GL51 6UE

Asking Price £220,000



Council Tax: B



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- **Two Bedroom Terraced House**
- **Fitted Kitchen**
- **Generous 15' Living Room**
- **Off Road Parking to the Rear**
- **EPC Rating; C**
- **Two Double Bedrooms**
- **Fitted Bathroom**
- **Walled Rear Patio Garden**
- **Attractive Road Side Location**
- **Council Tax Band: B**

Hunters of Cheltenham are delighted to offer this lovely two bedroom mid-terraced house situated on a pleasant road side location in the ever popular 'The Reddings' residential area. This fine home has been well maintained and benefits from having generous proportioned rooms including the following:

A large 15' Living sits to the front of the property with a good sized fitted kitchen overlooking the private walled rear garden. On the first floor there are two double bedrooms with bedroom one occupying the front and bedroom two to the rear. Centrally located is the fitted bathroom.

Outs, the property is set behind a lawn covered fore-garden with a secure storage cupboard and a covered entrance porch leading to the front door. To the rear there is a low maintenance patio rear garden with a gate giving access to the parking space located to the rear.

The Reddings is a very pleasant residential development lying west of Cheltenham Town Centre. There is a bus stop close by with a regular service to central Cheltenham, Gloucester, Bishops Cleeve and the Rail Station.

Summary: This is a perfect first time purchase and a great start to property ownership. The property also lends itself to being one of the best investment/rental properties available. The area is very popular with tenants especially being close to large local employers including GCHQ, close to great schools and also very well placed for quick and easy access to the M5 via Junction 11.

All viewings are strictly by appointment only

Tel: 01242 528500

Living Room

15'0" x 12'0" (4.57m x 3.66m)

Kitchen

12'0" x 7'6" (3.66m x 2.29m)

Bedroom One

12'0" x 8'10" (3.66m x 2.69m)

Bedroom Two

12'0" x 7'6" (3.66m x 2.29m)

Bathroom

Rear Garden

Off Road Parking at the Rear



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) A		92
(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.