

HUNTERS®

HERE TO GET *you* THERE



Fiddlers Green Lane

Cheltenham, GL51 0JS

Offers In Excess Of £220,000



Council Tax: B



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Located within the ever popular Fiddlers Green residential area of West Cheltenham is this immaculate two bedroom terraced house compete with garage and off road parking.

This fine property is an excellent example of a modern first time buyers house or lucrative rental investment. Presented for sale in fabulous condition throughout, this lovely home offers the following accommodation:

Ground Floor:

Ground Floor: . The kitchen/breakfast room lies across the full width of the rear of the property. The living room faces the front elevation.

First Floor: Bedroom one overlooks the front elevation with built in wardrobe, bedroom two and the bathroom sit to the rear.

Outside: The property is set behind its own lawned fore-garden. The 30'+ rear garden enjoys a high degree of privacy, there are immaculate fenced boarders, and the garden is low maintenance a patio/Astro-turf mix. The garden is a lovely non-overlooked tranquil place to unwind in the evening or an impressive place to host a party.

At the bottom of the garden is a garage for the sole use of the owners of this property.

Fiddlers Green Lane is popular with first time-buyers, investors and anyone looking for quick pedestrian access to GCHQ or easy access to the M5 Junction 11. A true hidden gem of a property with many fabulous assets.

Viewing is highly recommended.

All viewings are by appointment only.

- **Two Bedroom Starter Home**
- **Fresh Modern Kitchen**
- **Garage and Off Road Parking**
- **Superb Location**
- **Council Tax Band B | Energy Rating (EPC) D**

- **Immaculate Condition Throughout**
- **Upgraded Bathroom**
- **Oil Central Heating**
- **Owners Have Found an Onward Purchase**
- **Tenure - Freehold**

Living Room

15'2" x 9'10" (4.63 x 3.00)

Kitchen / Dining Area

8'5" x 13'1" (2.57 x 4.01)

Bathroom

8'3" x 4'11" (2.53 x 1.51)

Bedroom One

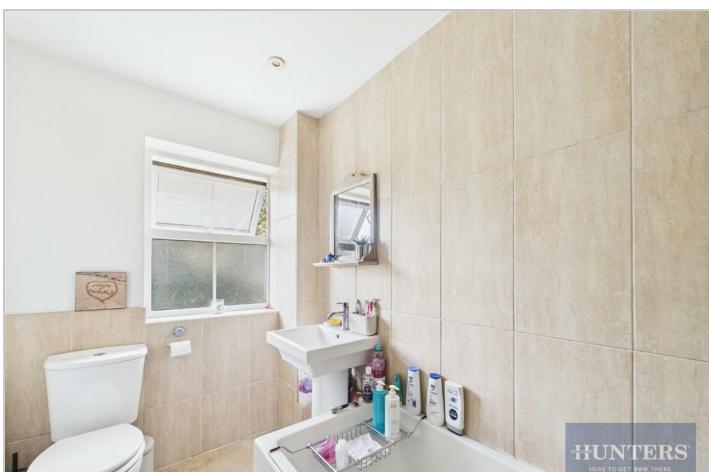
9'10" x 11'1" (3.01 x 3.38)

Bedroom Two

11'5" x 7'10" (3.49 x 2.40)

Garage

16'5" x 8'2" (5.01 x 2.51)



Road Map



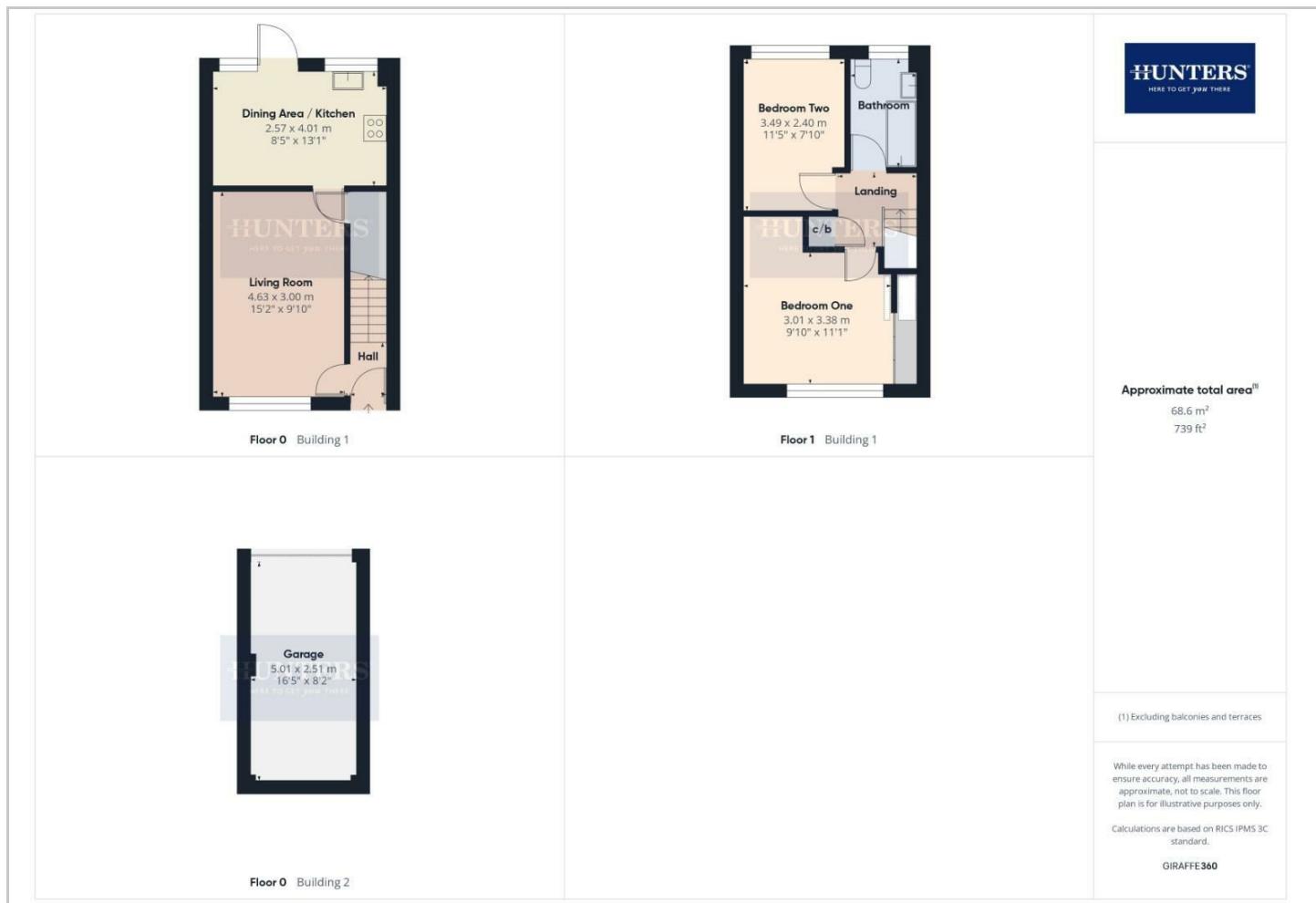
Hybrid Map



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		85
(81-91)	B		65
(69-80)	C		
(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.