

HUNTERS®

HERE TO GET *you* THERE



Calverley Mews

Up Hatherley, Cheltenham, GL51 3RL

Asking Price £278,000



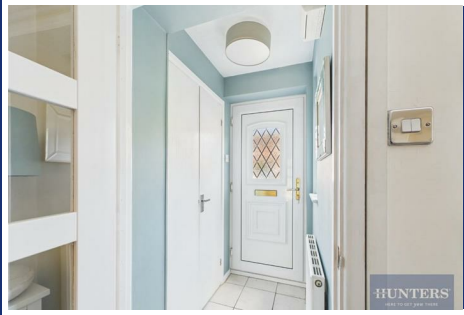
Council Tax: B



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An exceptionally well extended two-bedroom modern terraced house with a large kitchen/dining room brought to the sales market by Hunters Estate Agents. This superb property also benefits from two off-road parking spaces, a none overlooked garden and no onward chain.

Offered for sale in immaculate condition throughout, this fine luxury home offers the following accommodation:

Ground Floor: The entrance porch has additional coat storage. The entrance hall allows access to all rooms. The Living room sits to the front of the property with wooden flooring, bright decor and a living flame gas fire. The kitchen has been extended to include a dining area making this a truly excellent entertaining house. The room would suit a property three times the size and completely transforms the house. To be able to cook, eat and socialise in an open space has been the dream requirements for modern living for quite some time, and this property meets that demand perfectly.

First Floor: Beautifully presented with impeccable decor providing two double bedrooms and a recently re-fitted luxury suite with a double walk-in shower.

Outside. there are two offroad parking spaces to the front, ideal for keeping an eye on your cars. At the rear, some garden space has been lost to the extension, but the remaining garden has been fully patioed and is an ideal low maintenance haven with a good degree of privacy. Similar to the internals, the exterior is also in immaculate condition.

SUMMARY - This impressive home is not just offered for sale in better-than-new condition; it is also better than the original design. This really is the nicest two-bedroom property we have listed for a very long time and the asking price is more than justifiable. It would be impossible to build this extension for the small uplift in asking price, so we highly recommend this exceptional property for anyone looking for 'the best'. If you are... you've found it.

- Two Double Bedroom Terraced House
- Spacious Kitchen/Dining Room
- Immaculate Decor Throughout
- No Onward Chain
- Council Tax band B | Energy Rating (EPC) tbc
- Large EXTENSION to the Ground Floor
- Re-Fitted Luxury Bathroom Suite
- Two Off Road Parking Spaces
- Superb Location for Ammenities
- Tenure - Freehold

Living Room

11'6" x 15'7" (3.52 x 4.76)

Kitchen

9'7" x 7'1" (2.93 x 2.17)

Dining Area / Sun Room

10'2" x 10'9" (3.10 x 3.28)

Bedroom One

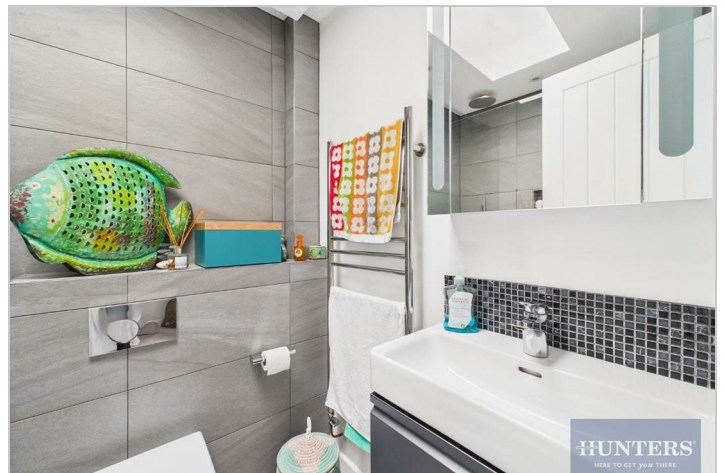
11'1" x 8'8" (3.40 x 2.65)

Bedroom Two

9'6" x 7'3" (2.91 x 2.21)

Bathroom

5'4" x 6'7" (1.65 x 2.03)



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		
(81-91) B		83
(69-80) C	69	
(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.