

# HUNTERS®

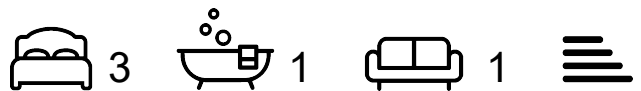
HERE TO GET *you* THERE



Caernarvon Road

Cheltenham, GL51 3JT

Asking Price £380,000



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- **Three bedroom Detached**
- **Ground Floor WC**
- **Conservatory**
- **Garage and Off Road Parking**
- **Council Tax Band D**

- **Extra Wide 44' Plot**
- **Two Reception Rooms**
- **Good Scope for Extension (STP)**
- **Fabulous Central Location**
- **EPC Rating TBC**

## Sitting Room

13'9" x 13'11" (4.19m x 4.24m)

## Dining Room

9'10" x 8'2" (3.00m x 2.49m)

## Kitchen

10'6" x 8'5" (3.20m x 2.57m)

## Cloakroom

5'10" x 2'6" (1.78m x 0.76m)

## Conservatory

11'0" x 8'0" (3.35m x 2.44m)

## Bedroom One

13'7" x 9'11" (4.14m x 3.02m)

## Bedroom Two

11'0" x 9'11" (3.35m x 3.02m)

## Bedroom Three

9'10" x 6'9" (3.00m x 2.06m)

## Bathroom

6'8" x 6'2" (2.03m x 1.88m)

The bath has currently been replaced with a large walk-in shower.

## Garage

16'0" x 8'0" (4.88m x 2.44m)



Hunters Estate Agents are delighted to bring this exceptional three-bedroom modern detached family house to the sales market, complete with side garage and off-road parking. This fine property offers the buyer the added benefit of having no onward chain.

This superb home sits within its own generous plot with unrivalled scope for extending (subject to obtaining planning permission). The property has been beautifully and diligently maintained by its present owners (of 46 years) however, it now requires some cosmetic updating. The big items are in fine order with modern white suites in the bathroom and cloakroom, the double glazing was replaced in 2017 and the gas central heating boiler was replaced in 2021 and still benefits from a warranty. The accommodation includes:

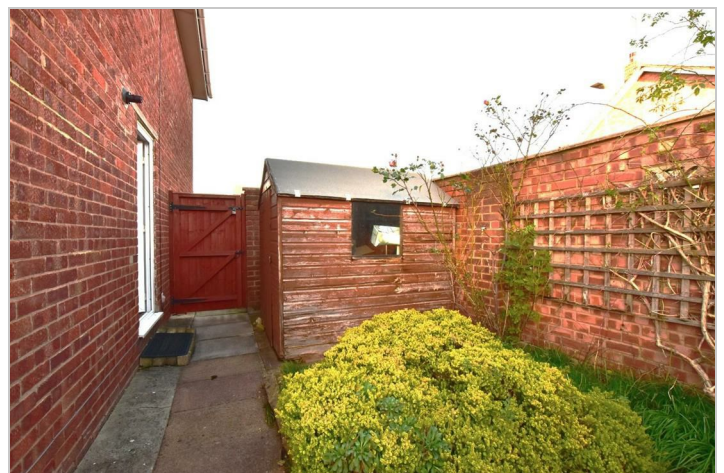
**Ground Floor:** The sitting room and cloakroom sit to the front of the property with the fitted kitchen and dining room occupying the rear. A conservatory is located to the side.

**First Floor:** Bedroom two and the bathroom span the front of the house with Bedrooms one and three occupying the rear.

**Outside:** This is where the house really excels with gardens to all four elevations. The property sits behind its own lawn covered fore-garden with a drive leading to a single garage with power and light. The side garden measures 54' x 30', the rear is shallow but very wide at 44' x 20'. The last remain elevation to the left is still an impressive 11' wide and houses the waste management and a substantial garden shed.

The property occupies an enviable location being central to all that Hatherley has to offer. The Morrisons supermarket and shopping centre is in (0.5 miles) walking distance, as are the Caernarvon Court row of shops (0.3 miles), the bus stop, a choice of primary schools and Bournside Senior School (0.5 miles). Further afield Hatherley offers great access to the M5 J11, GCHQ and the rail station.

This house is very highly rated by Hunters. All viewings are by strictly appointment only



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		
(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.