

# HUNTERS®

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## Pinewood Drive

Cheltenham, GL51 0GH

Offers In Excess Of £320,000



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## LIVING ROOM

16'9" x 10'4" (5.11 x 3.15)

## KITCHEN/DINING ROOM

16'9" x 10'4" (5.11 x 3.15)

## CLOAKROOM

## BEDROOM ONE

14'0" x 10'1" (4.27 x 3.07)

## BEDROOM TWO

10'3" x 9'8" (3.12 x 2.95)

## BEDROOM THREE

10'3" x 6'10" (3.12 x 2.08)

## BEDROOM FOUR

16'9" x 10'1" (5.11 x 3.07)

## BEDROOM FIVE

16'9" x 10'3" (5.11 x 3.12)

## EN-SUITE

## BATHROOM

## REAR OF PROPERTY

## GARDEN IMG ONE

## GARDEN IMG TWO

- Five Bedroom Detached House

- 16' Living Room

- Two Bathrooms

- Private Rear Garden

- EPC Rating C EPC Rating C

- Three Storey Accommodation

- 16' Kitchen/Dining Room

- Garage and Off Road Parking

- Very Good Investment Opportunity

- Council Tax Rating E

Hunters Estate Agents of Cheltenham are delighted to offer this superb modern five bedroom detached home located to the west of Cheltenham close to GCHQ, the M5 Junction 11 and the rail station. The property is currently let and would make a lucrative addition to any landlord portfolio. The accommodation is as follows:

Please note: due to the tenanted status of the property, the photographs used are from the letting agent and were taken prior to the tenancy start. They may not be 100% reflective of the property today.

Ground Floor: entrance hall has doors off to the full length living room on left of the property, To the right there is another full length dual aspect room housing the kitchen and dining area. There is a cloakroom with w.c. on this level.

First Floor: Bedroom number one and the accompanying en-suite bathroom sits to the right of the landing whilst bedrooms three and four occupy the opposing side of the landing. This floor also houses the family bathroom.

Second Floor: Two full length 16' dual aspect bedrooms occupy the entire floor.

Outside: The property is set behind its own small fore-garden with low maintenance stone chip covering. There is an off road parking space with private garage. To the rear there is a pleasant private rear garden.

Pinewood Drive has long been a favourite with Landlords and private occupiers alike. The location is superb with easy pedestrian access to GCHQ, one of the areas largest employers.

This must be one of the best investment houses we have listed for some time however, this would also appeal as an outstandingly good value large and roomy detached family home.

All viewings are strictly by appointment only



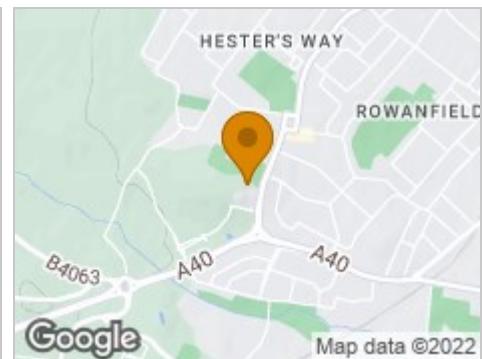
## Road Map



## 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	77
(69-80)	C	86
(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.