

HUNTERS®

HERE TO GET *you* THERE



Kempton Grove

Cheltenham, GL51 0JX

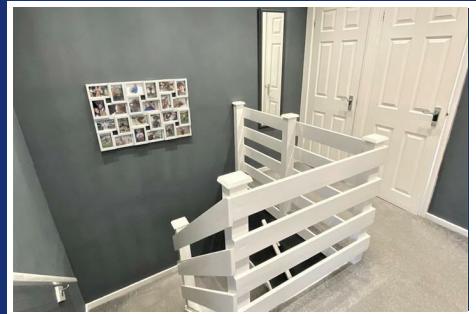
£270,000



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SITTING ROOM

10'8" x 15'1" (3.25 x 4.60)

Located to the front of the property

KITCHEN

18'6" x 8'8" (5.64 x 2.64)

Overlooking the rear garden and open to the extended Dining Room

DINING ROOM

9'0" x 9'0" (2.74 x 2.74)

Located to the rear and overlooking the garden

PLAYROOM / STUDY

18'7" x 7'1" (5.66 x 2.16)

Formerly the garage, the room has been professionally converted and extended and now provides an excellent home office, 4th bedroom or playroom.

BEDROOM ONE

14'8" (into wardrobes) x 10'0" (4.47 (into wardrobes)

x 3.05)

Located to the front

BEDROOM TWO

10'0" x 9'2" (3.05 x 2.79)

Located to the rear

BEDROOM THREE

8'6" x 8'3" (2.59 x 2.51)

Located to the front

BATHROOM

SEPERATE WC

REAR GARDEN

Hunters of Cheltenham are delighted to offer this exceptional three bedroom town house with an extended dining room at the rear. This immaculately presented property also benefits from a professional conversion of the garage into a home study/playroom or 4th guest bedroom.

This fine family home offers the following accommodation: on the first floor there is an entrance hall, sitting room, kitchen, dining room and playroom/study. On the first floor there is an impressive galleried landing giving access to three bedrooms, a bathroom and a separate w.c. Outside there is ample off road parking for two

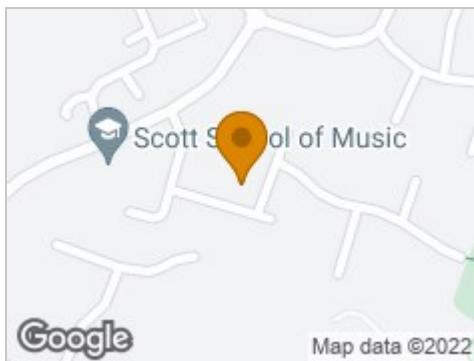
cars to the front and a private west facing walled garden to the rear.

Kempton Grove is superbly located for direct access to local employer GCHQ and the M5 junction 11.

All viewings are strictly by appointment only



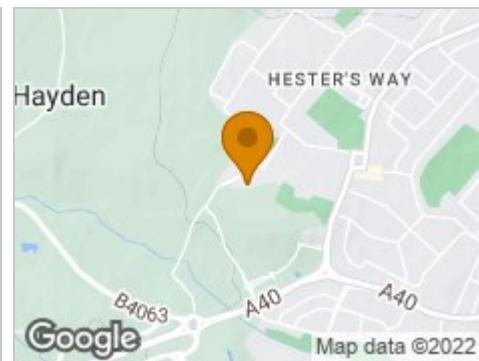
Road Map



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		84
(81-91) B		58
(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.