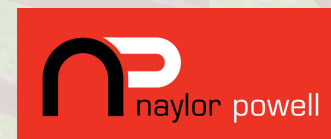




**North Road West, Cheltenham GL51 6RF**  
**£399,950**





## North Road West, Cheltenham GL51 6RF

• Semi-rural location • Extended semi detached house • Local amenities • Good access to M5 • Beautiful gardens to front and rear • EPC rating D64



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£399,950**

**01452 941950**

**hucclecote@naylorpowell.com**

**www.naylorpowell.com**

### Entrance Hall

Spacious entrance hall with two windows to the front aspect, radiator and stairs to first floor.

### Shower Room

Comprising glazed shower cubicle, low level flush WC, wash hand basin and obscure glazed window to the side.

### Lounge

Lounge with dual aspect windows to front and rear, fireplace with gas fire in situ, radiator and shelving to alcoves.

### Dining Room

Window to side aspect, under stairs storage cupboard, radiator and laminate flooring.

### Kitchen

Fully fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, integrated dishwasher, and washing machine, high-level double oven, electric hob with extractor fan over, Astrolite sink with mixer tap, door to driveway and windows to the side and overlooking the rear garden.

### Landing

Doors to all rooms off, window to side aspect, large storage cupboard.

### Bedroom One

Bedroom one overlooks the front of the property, airing cupboard, radiator, and wardrobe to alcove.

### Bedroom Two

A further double with access to roof space, radiator, and window to the front aspect.

### Bedroom Three

Bedroom three is another good size room with radiator and has a window overlooking the rear garden.

### Bathroom

Spacious family bathroom, very well fitted with corner shower cubicle, bath, low-level flush WC, bidet and wash hand basin. Triple vanity cupboard with work surface over, linen storage cupboard, radiator and obscure glazed window to the rear.

### Outside

The property enjoys a long frontage which is laid to lawn and flower borders and a long block paved driveway providing off road parking for several vehicles. The rear garden is beautifully landscaped, laid to lawn, flower borders and paved patio's. There is a garden pond and timber fencing to the boundaries.

### Location

The Reddings area of Cheltenham is within easy access of schools and is in the Bournside and Chosen Hill catchment. Local shopping facilities include a corner shop and Asda store. The main A40 provides good access to Cheltenham and Gloucester and the bus route to both centres is close by, as is Junction 11 of the M5 motorway and GCHQ.

### Tenure, Services & Local Authority

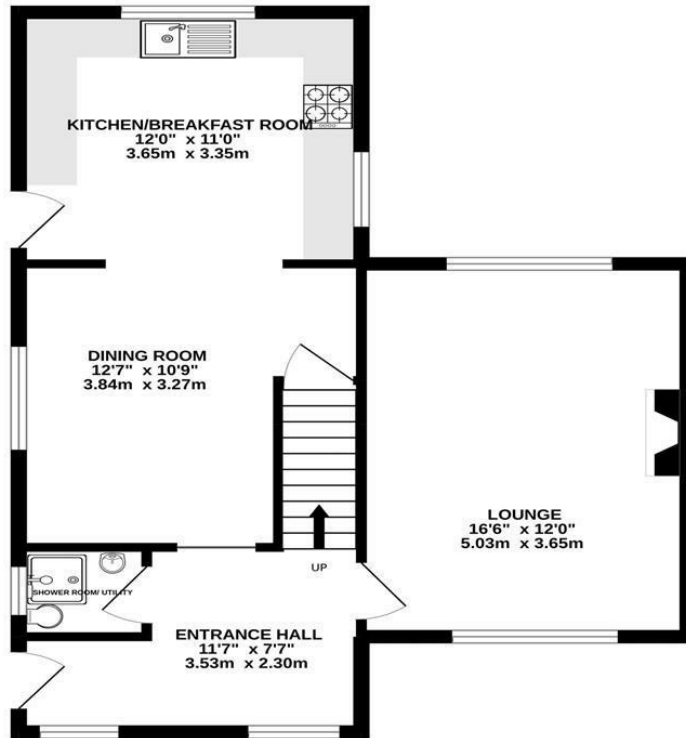
Freehold

All mains services are believed to be connected

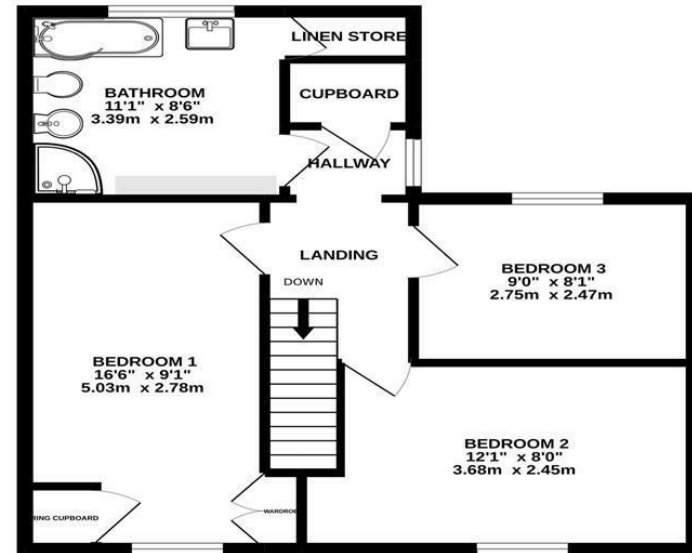
Local authority Cheltenham Borough Council, Tax Band C - £1,738.24 (2022/23)



GROUND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

