

Hayden Road, Cheltenham, Glos. GL51 0SN

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

Preliminary Details



Description:

A superbly presented detached property. The ground floor accommodation comprises of 25'0 Living Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room and Downstairs Cloakroom. The first floor comprises Four Double Bedrooms with an En-Suite Shower Room to the Master Bedroom and a Family Bathroom. The property benefits from being double-glazed and gas centrally heated, a double garage and good sized gardens. Available with no onward chain, viewing is highly recommended.

Guide Price £350,000



3 Crescent Terrace, Cheltenham, GL50 3PE Tel: 01242 521129 Fax: 01242 533029

Whilst we endeavour to make our details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so particularly if travelling some distance.



Entrance: Via canopied open porch with pillars with double-glazed entrance door and double-glazed side windows to:-

Hallway: Doors to living room, dining room, kitchen/breakfast room, utility room and downstairs cloakroom. Coats cupboard. Stairs to first floor. Two radiators. Telephone point. Ceiling coving.

Living Room: 25'0 into bay x 12'0 (7.64m into bay x 3.67m) Double-glazed bay fronted window to front aspect. Two further double-glazed windows to side aspect. Double glazed sliding doors into the Conservatory. Feature stone fireplace with real effect gas fire in situ. Two radiators. Multiple television aerial points. Telephone point.



Conservatory: 13'2 x 9'10 (4.02m x 3.00m) uPVC double-glazed. Tiled flooring. French doors leading out onto the patio. Ceiling fan. Wall mounted electric heater.



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Kitchen/Breakfast Room: 18'0 x 12'3 (5.50m x 3.75m) Double-glazed window to rear aspect. Double glazed sliding doors to rear patio. Range of wall, base and drawer units. Integrated appliances dishwasher, fridge freezer, stainless steel four ring gas hob with extractor hood over and electric over and grill. One and a half bowl stainless steel sink & drainer unit with mixer tap over. Tiled splashbacks. Tiled flooring. Inset ceiling spot lights. Radiator. Ceiling coving. Door to:-



Utility Room: 7'1 x 5'7 (2.17m x 1.70m) Double-glazed door to porch. Stainless steel sink and drainer unit with mixer tap over. Base units with work top over. Plumbing for automatic washing machine. Further appliance space. Tiled splashbacks. Tiled flooring. Ceiling coving.

Porch: uPVC double-glazed with door to rear garden. Tiled flooring.

Dining Room: 10'9 x 9'4 into bay (3.30m x 2.84m into bay) Double-glazed bay fronted window to front aspect. Radiator. Telephone point. Ceiling coving.



Downstairs Cloakroom: Opaque double-glazed window to side aspect. Radiator. Low-level w.c. Wall mounted wash hand basin. Tiled flooring. Ceiling coving.



Landing: Double-glazed window to front aspect. Galleried landing with doors to all bedrooms and family bathroom. Airing cupboard housing hot water tank and slatted shelving. Radiator.

Master Bedroom: 16'1 max (10'4 min) x 12'7 (4.91m max (3.17m min) x 3.83m) Two double glazed windows to rear aspect. Built in double wardrobe. Radiator. Telephone point. Television aerial point. Ceiling coving. Door to:-



En-Suite Shower Room: Opaque double-glazed window to side aspect. Tiled flooring. Part tiled walls. Low-level w.c. Pedestal wash hand basin. Shower cubicle. Radiator.

Bedroom Two: 12'5 x 11'3 (3.79m x 3.43m) Double-glazed window to front aspect. Built in double wardrobe. Radiator. Ceiling coving.

Bedroom Three: 12'3 x 9'6 (3.75m x 2.90m) Double-glazed window to front aspect. Built in wardrobe. Radiator. Loft access hatch.

Bedroom Four: 11'4 x 9'1 (3.45m x 2.78m) Double-glazed window to rear aspect. Radiator. Built in double wardrobe.

Family Bathroom: Opaque double-glazed window to side aspect. Suite comprising:- wooden panelled bath with tiled surround mixer taps over, pedestal wash hand basin, low-level w.c. Radiator. Separate shower cubicle. Inset ceiling spotlights. Tiled flooring. Ceiling coving.



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Outside:

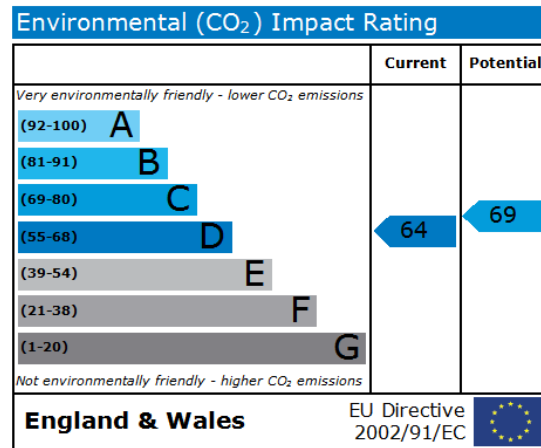
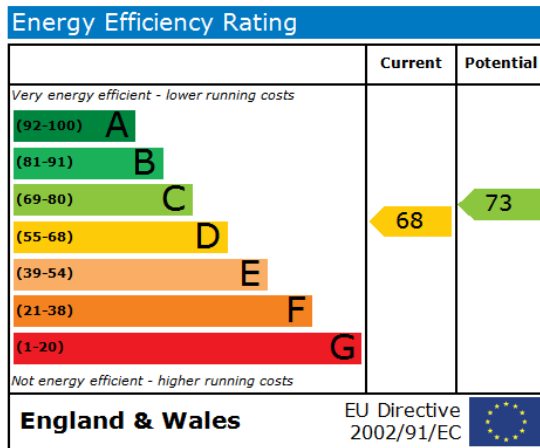
Front: Mainly laid to lawn with pathway leading to front door and side gate. Range of mature shrubs and trees. Bounded by wooden picket fencing.

Rear: Mainly laid to lawn with two patio areas. Range of low maintenance flower and shrub borders and various trees. Further side gate to tarmac parking area by the double garage.



Double Garage: Two main garage up and over doors. Pedestrian access door at rear. Power and light. Eaves storage.

Tenure: Freehold.



Viewing: By prior appointment through Young & Gilling Residential Ltd., 3 Crescent Terrace, Cheltenham, GL50 3PE. Tel: 01242 521129. Fax: 01242 533029.



Email: property@youngandgilling.com or Internet www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fittings, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

Anti – Money Laundering Legislation

As required by Anti-Money Laundering Legislation (The Money Laundering Regulations 2003; The Proceeds of Crime Act 2002; Terrorism Act 2000 as amended by the Anti-Terrorism Crime & Security Act 2001) – Estate Agents are required to formally identify prospective purchasers & Vendors and their source of funding.

Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Residential Limited are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.



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