



109A, Hesters Way Road, Cheltenham, Gloucestershire, GL51 0RJ

£220,000

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Farr & Farr Sales Lettings 

**109A, Hesters Way Road,
Cheltenham, GL51 0RJ**

£220,000

A charming, two bedroom bungalow with front and rear gardens available in West Cheltenham.

Accessed via the front garden laid to lawn, the front door opens into an entrance hall and through to the living room. Double doors open into the rear garden and allow plenty of natural light and air into the property and off the living room, the kitchen is fitted with a good range of wall and base units and space for white goods.

Through an internal hallway two double bedrooms sit overlooking the front and rear garden respectively. A bathroom is fitted with a white suite consisting WC, hand wash basin and bath with shower over.

Currently let on an assured shorthold tenancy agreement, the property is available with no onward chain.

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Entrance Hall 5' 7" x 6' 4" (1.692m x 1.940m)

Upvc front door. Carpet.

Living Room 11' 11" x 12' 6" (3.631m x 3.811m)

Double glazed French doors to garden. Carpet. Radiator.

Kitchen 11' 11" x 7' 6" (3.637m x 2.275m)

Double glazed window to rear. Range of wall, base and drawer units. Stainless steel sink with draining board and mixer tap. Fitted over. Fitted hob with extractor hood. Vinyl flooring. Radiator.

Internal Hallway 9' 1" x 6' 0" (2.773m x 1.840m)

Carpet. Radiator.

Bedroom One 10' 10" x 11' 8" (3.292m x 3.549m)

Double glazed window to front. Carpet. Radiator.

Bedroom Two 7' 10" x 10' 11" (2.397m x 3.316m)

Double glazed window to rear. Carpet. Radiator.

Bathroom 7' 11" x 4' 6" (2.423m x 1.366m)

WC. Basin. Bath. Radiator. Vinyl floor. Part tiled walls. Extractor fan.

Rear Garden

Patio with stones. Fence surround. Side access.

Front Garden

Lawn with path. Fence surround.

Agents Notes

EPC Rating - D

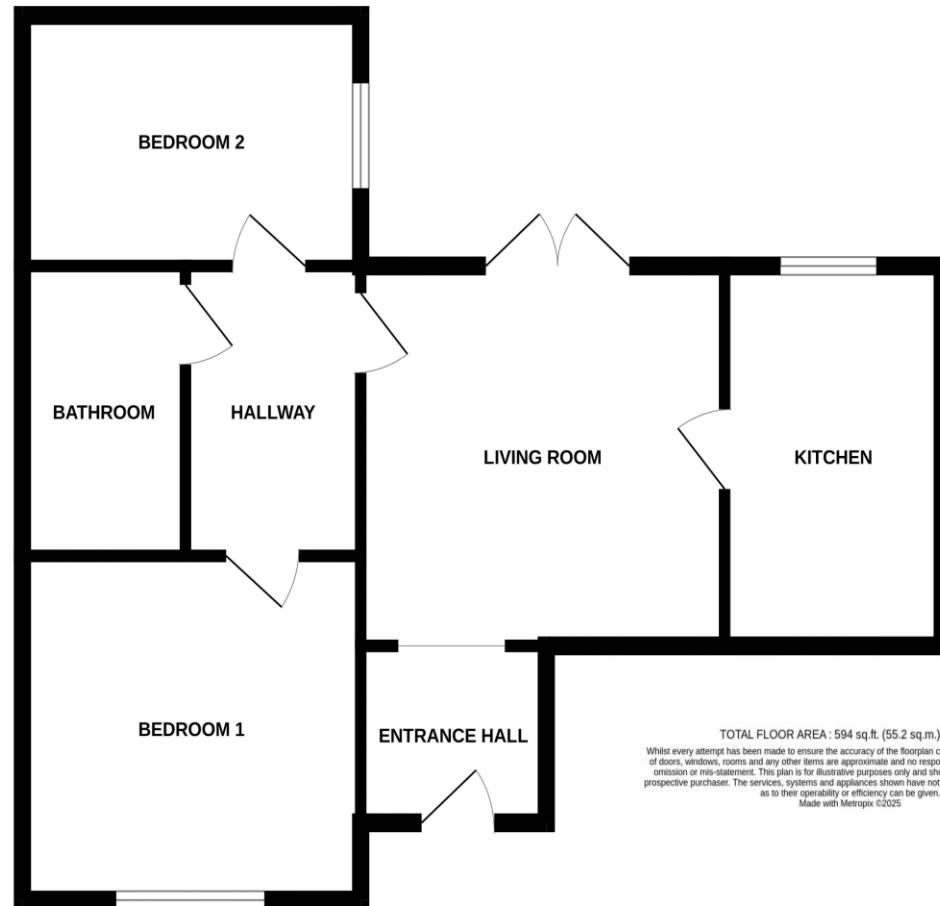
Council Tax - Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



GROUND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



These particulars are set out as a general outline and does not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. It should not be assumed that the property remains the same as shown in the photographs.

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