



29 Little Herberts Road, Cheltenham, GL53 8LX

Asking Price £500,000



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29 Little Herberts Road

Cheltenham, GL53 8LX

- EXTENDED
- PART FINISHED PROJECT
- CHARLTON KINGS
- THREE DOUBLE BEDROOMS

Kitchen/ Living Area	19'01 max x 27'06 max (5.82m max x 8.38m max)
Lounge	16'00 max x 13'00 max (4.88m max x 3.96m max)
Utility Room	5'02 x 7'09 (1.57m x 2.36m)
WC	5'02 x 3'03 (1.57m x 0.99m)
Bedroom One	16'01 max x 12'00 max (4.90m max x 3.66m max)
Bedroom Two	9'06 max x 11'01 max (2.90m max x 3.38m max)
Bathroom	11'7 max x 9'07 max (3.35m'2.13m max x 2.92m max)
Bedroom Three	18'01 max x 12'09 max (5.51m max x 3.89m max)



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hmt Sales and Lettings are delighted to offer this extended three double bedroom house in Charlton Kings in need of some decorative work.

Impressively extended by the current owners, the house forms part of a renovation project which they would now like to pass on to a new owner who can make the property their own.

As you step through the front door, there are stairs leading up to the first floor in front of you. The door to the left leads into the Lounge which provides plenty of space for furniture. Through the door, to the rear of the Lounge, is the beautiful Kitchen, Dining, Living Room with a large island in the middle and two light wells flooding the room with natural light along with wall to wall bi-folding doors that lead out to the patio area and rear Garden. This is perfect for hosting friends and family!

There is also a Utility Room and WC that have been added.



Upstairs, there are two double bedrooms and a large bathroom to serve. The bathroom consists of a toilet, sink and bath with overhead shower. Off the Landing there are more stairs leading up to a further double Bedroom . This also has eaves storage.

Outside, the large garden is west facing which allows you to enjoy summer evenings on the patio late into the night. To the front of the property is a large driveway that allows for parking for 3-4 cars.

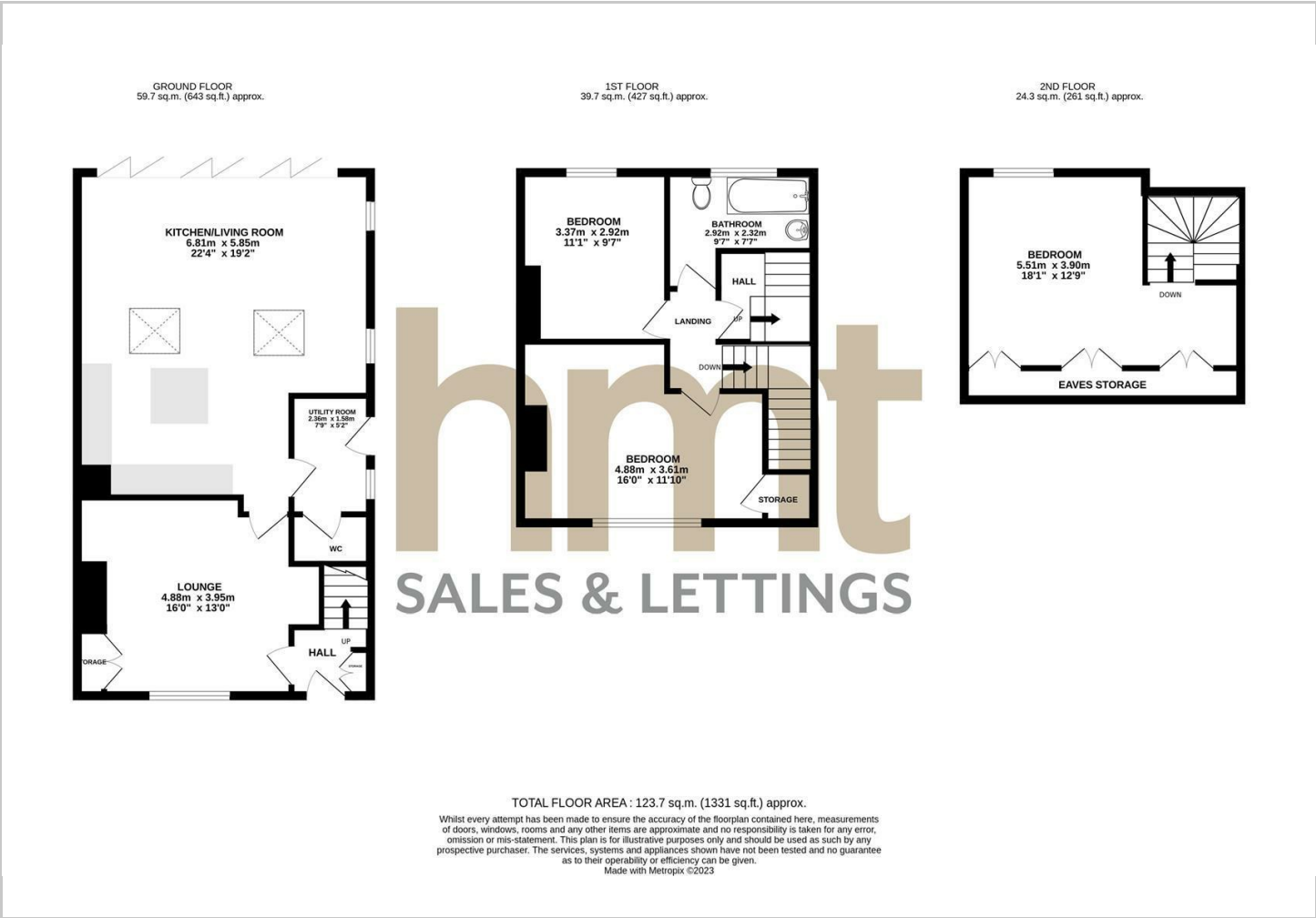
Directions

Leaving Cheltenham Town Centre, head toward Charlton Kings along London Road. At the traffic lights, take the right turn onto Cirencester Road. Turn left onto Croft Road and then right onto Little Herbert's Road. The property is found on the right side.
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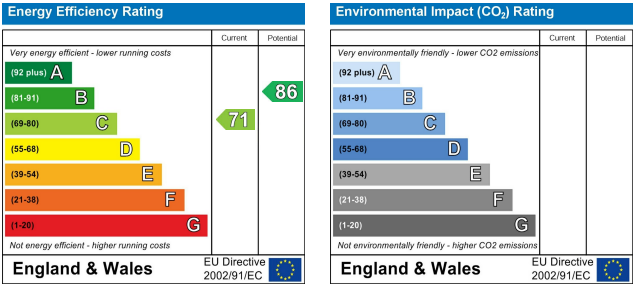
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our HMT Office on 01242 521322 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.