HOWELL ROAD, HESTERS WAY, CHELTENHAM GL51 0ED

£200,000

- Semi Detached Family Home
- Three Bedrooms
- Dual Aspect Sitting Room
- Kitchen/Dining Room
- Utility Room & Storage Area
- Refitted Shower Room
- Allocated Parking & Gardens
- uPVC D/Glazing & Gas C.H.

PROPERTY DESCRIPTION
A well presented semi detached home much improved by the current owners. Having good access to major commuter routes, local schools and Cheltenham Town Centre. The property is set along a small off shoot of Howell Road. The accommodation which has undergone extensive refurbishment includes; entrance porch, entrance hall, recently refitted kitchen/breakfast room, sitting room with feature fireplace (and built-in low level shelf units either side) and a utility/store room with access to the rear garden. Upstairs are three bedrooms and a recently re-fitted shower room. Outside the gardens have also been re-landscaped to now provide low maintenance, practical spaces. The rear garden also boasts a large timber shed/store. Benefits include new uPVC double glazing, gas fired central heating and allocated parking space to the front. Note this property is of a Wimpey No-Fines construction.

SITUATION
Howell Road is a residential street to the north of Cheltenham Town Centre. The area is close to the Kingsditch trading estate and Gallagher retail park, which is off the main Tewkesbury Road where Sainsbury’s supermarket, major food and retail outlets, restaurants, pubs and Sports Direct fitness centre can be found. Cheltenham Town centre with its range of public amenities and services are approximately 1.5 miles away. There is easy access to the main A38 Tewkesbury Road and the north bound M5 junction. The nearest primary school is Hesters Way and Pates Grammar and All Saints Academy are within a short distance.

DIRECTIONS
Leave Cheltenham town centre via the Tewkesbury Road and at the Kingsditch roundabout take the second exit and continue along the Tewkesbury Road. At the traffic lights turn left into Village Road. Follow the road along and at the mini roundabout turn right into Welch Road and take the second right into Howell Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION
Cheltenham Borough Council - Tax Band B.
Total area: approx. 83.5 sq. metres (898.4 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.