



Gloucester Road, Andoversford, GL54 4HR
£345,000 Freehold

hmt
SALES & LETTINGS

Situated at the centre of the village close to local amenities, on the edge of open countryside, and just a short drive from Cheltenham.

The property was built in the 1930s and has scope for adding value whilst offering well presented accommodation comprising 3 bedrooms, modern bathroom , 3 reception rooms, kitchen, cloakroom and a south east facing garden. There is parking to the front and side and a garage. Solar panels produce electricity and a heat pump provides the hot water and central heating making the property incredibly economical to run. Sunny Brook is close to the local primary school and within the popular Cotswold school catchment.

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Entrance

Entrance door leading to entrance porch with cloaks cupboard with hanging rail and shelving over.

Entrance Hall, stairs rising to first floor, vertical radiator, doors to all rooms.

Sitting Room

4.45m x 4.01m (14'7" x 13'2")

Double glazed bay window to the front, phone point, fireplace set in Cotswold stone with raised hearth and alcove cupboard to the side, display niche and vertical radiator.

Dining/Family Room

6.22m x 3.36m (20'5" x 11'0")

Slate tiled floor, double glazed window to rear and side, feature fireplace, vertical radiator, door to Kitchen

Kitchen

3.50m x 3.58m (11'6" x 11'9")

Quarry tiled floor, range of eye and base level units with roll top work surfaces and tiled splash backs, space for electric oven with cooker hood, plumbing for washing machine, one and a half bowl sink unit with mixer tap attachment over and cupboard under.

Sun Room

3.50m x 2.50m (11'6" x 8'2")

Quarry tiled floor, feature faux fireplace in Cotswold stone, vertical radiator.

Cloakroom with low flush WC, wash hand basin, part tiled wall and quarry tiled floor.

First Floor

Landing with double glazed window to side doors to all rooms.

Bedroom 1

4.11m x 3.30m (13'6" x 10'10")

Double glazed window to the front, double panel radiator, built-in wardrobe

Bedroom 2

3.30m x 3.32m (10'10" x 10'11")

Two double glazed windows to the rear, double panel radiator, airing cupboard housing hot water tank.

Bedroom 3

2.84m x 2.51m (9'4" x 8'3")

Double glazed window to the rear, double panel radiator.

Bathroom

L Shaped (LShaped)

Modern suite comprising panelled bath with shower over and tiled walls, wash basin with drawers beneath, low flush WC, fitted mirror, extractor fan, tiled floor, vertical radiator.

Outside

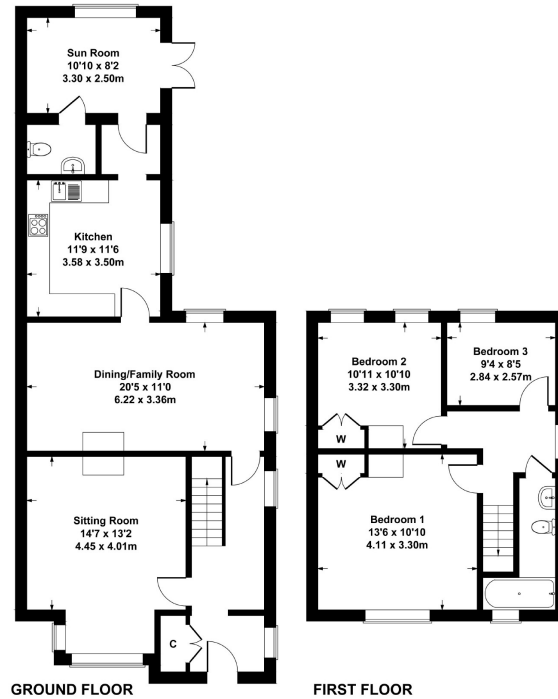
Gravel frontage providing parking and tarmac drive way providing further parking leading to a single garage.

Gated side access leads to rear patio leading to gravelled garden and flower and shrub borders enclosed by fencing. Outside lighting and tap.

HMT has not tested any apparatus, equipment, fittings, or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Sunny Brook House
Approximate Gross Internal Area
1389 sq ft - 129 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.
Produced by Potterplans Ltd. 2020

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



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