



28 Coburn Gardens, Cheltenham, GL51 0GE
Asking Price £430,000 Freehold

hmt
SALES & LETTINGS

A very well presented detached family home presented in excellent condition located in a quiet no-through road close to local amenities and the motorway network. Internally, the accommodation is light and spacious and provides large through reception, modern kitchen/diner, utility room, master bedroom suite with en-suite, three further bedrooms and good size rear garden. There is also a detached double garage and ample driveway parking.

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Private Front Door

Opening to:-

Entrance Hallway

Oak Laminate flooring, stairs to first floor, pendant light, under stairs storage cupboard, radiator, wall mounted thermostat, storage cupboard.

Cloakroom

Low flush W.C, wash hand basin with tiled splash backs, radiator, spot lighting, window to side aspect, oak laminate flooring.

Study

Window to front aspect, pendant light, coving, radiator.

Sitting Room

Large window to front aspect, French doors to rear allowing garden access, feature fireplace with gas fitment, coving, two decorative light fittings, TV point.

Kitchen/Diner

Tiled flooring, a range of high and low level units with roll top work surfaces, one and a half bowl stainless steel sink with drainer and mixer tap, gas hob electric oven, tiled splash backs, integrated dish washer and fridge/freezer, low voltage lighting, concealed radiator, ornate light fitting over dining area, French doors to rear aspect allowing access to gardens.

Utility Room

A range of low level units with roll top work surfaces and single bowl stainless steel sink with mixer tap, tiled splash backs, space for washing machine and tumble dryer, tiled flooring, radiator, part glazed door to side, spot lighting.

First Floor

Landing Area

Landing with loft access, large storage cupboard, radiator, doors to all rooms.

Master Suite

Window to rear aspect, radiator, two large built in wardrobes, pendant light.

En-suite

Three piece suite comprising low level W.C, pedestal sink with tiled splash backs, large shower cubicle with massage shower, tiled flooring, window to front aspect, extractor, inset spot lighting.

Bedroom 2

Window to rear aspect, spot lighting, radiator.

Family Bathroom

Four piece suite comprising low flush W.C, panel bath, pedestal wash hand basin with tiled splash backs, shower cubicle with thermostatic valve, tiled flooring, radiator, window to front aspect, inset spot lighting.

Bedroom 3

Window to rear aspect, pendant light, radiator.

Bedroom 4

Window to front aspect, spot lighting, radiator.

Outside Rear

Large rear garden laid to lawn with fence boundaries.

Front

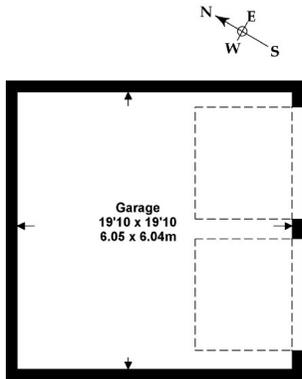
Laid to lawn with hedge division, attractive brick driveway giving ample parking.

Garage

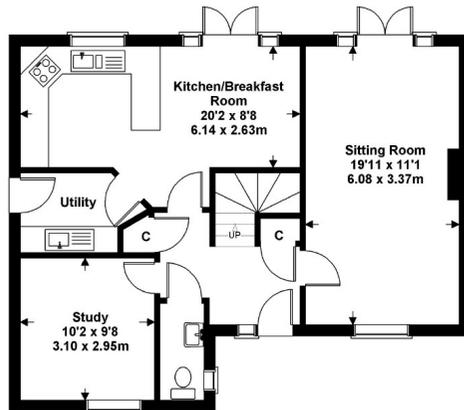
Large double garage with two up and over doors, electric lighting and power points.

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.

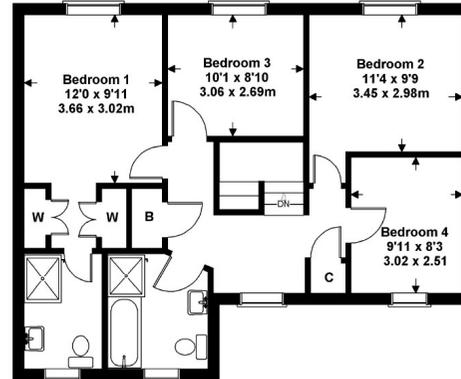




Approximate gross internal area 1404 sq ft - 130 sq m



GROUND FLOOR



FIRST FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans www.potterplans.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	84
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	75	83
	EU Directive 2002/91/EC	



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