



**24 Honeybourne Drive, Cavendish Park, Cheltenham, GL51 0QJ**

**£164,950 Freehold**

**hmt**  
SALES & LETTINGS

An ideal first time buy or investment opportunity. A 2 bedroom terraced house situated in a cul de sac location offering Entrance hall , Sitting room, Modern Kitchen/breakfast room, modern Bathroom with rain shower. There is gas fired central heating, an enclosed garden with rear pedestrian access and parking to the front.

**£164,950 Freehold**



## Entrance

Entrance to entrance hall, coats cupboard, door to;

## Sitting room

4.48m x 3.54m (14'8" x 11'7")

Stairs to first floor, window to front, double panel radiator, TV point.

## Kitchen

3.54m x 2.16m (11'7" x 7'1")

Range of eye and base level storage units with roll top work surfaces and tiled splash backs, single drainer one and a half bowl sink

unit with mixer tap attachment over, plumbing for automatic washing machine, built-in electric oven and 4 ring gas hob, plumbing for dishwasher, space for fridge freezer, breakfast bar, door to rear window to rear, tiled floor. Wall mounted gas fired combi boiler serving domestic hot water and central heating.

## First floor

Landing with doors to all rooms and loft access.

## Bedroom 1

3.54m x 2.48m (11'7" x 8'2")

Double glazed window to the front, single panel radiator, double built-in wardrobe, further storage cupboard.

## Bedroom 2

3.54m x 2.19m (11'7" x 7'2")

Double glazed window to the rear, single panel radiator.

## Bathroom

1.78m x 1.78m (5'10" x 5'10")

White suite comprising panelled bath with ceiling mounted rain shower and fold away glass screen, low flush WC, tiled floor and walls, low flush WC, pedestal wash hand basin with tiled splash backs and mixer tap over, extractor fan.

## Outside

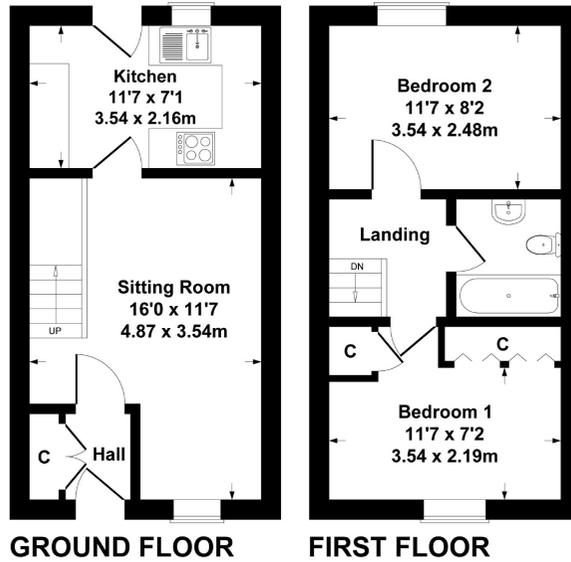
To the front of the house there is parking and a paved path leading to the front door. The rear garden is accessed from the house but also has a pedestrian access from the rear, there is about 20 feet of patio and gravel area enclosed by panelled fencing.

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.



## 24 Honeybourne Drive

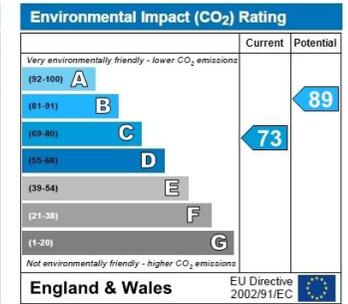
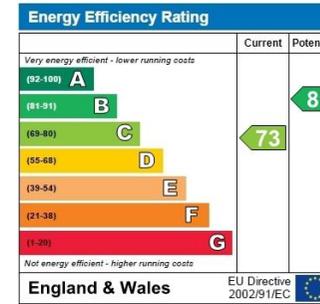
Approximate Gross Internal Area  
547 sq ft - 51 sq m



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. 2019



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