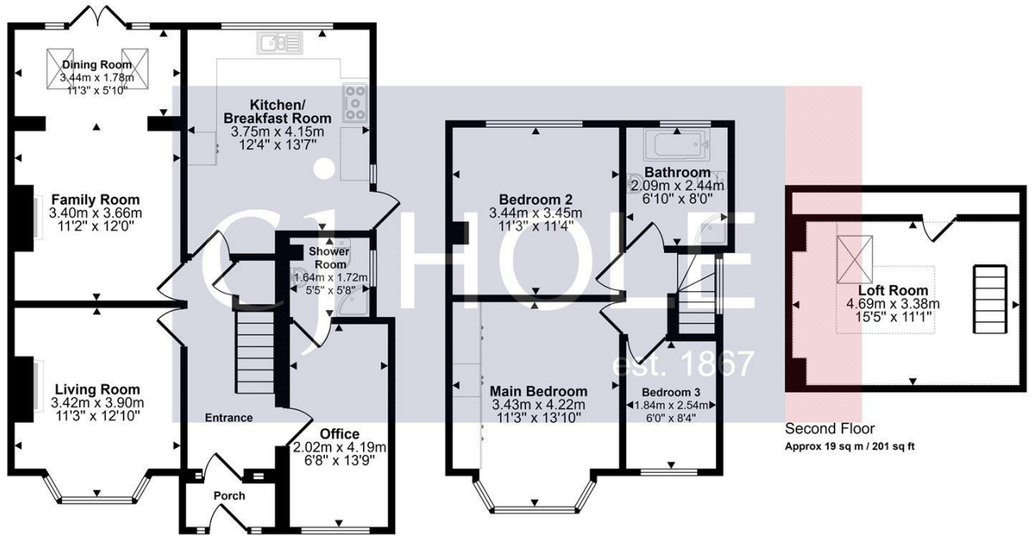
Approx Gross Internal Area
133 sq m / 1428 sq ft



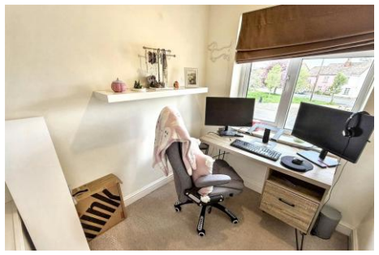
Ground Floor
Approx 74 sq m / 795 sq ft

First Floor
Approx 40 sq m / 432 sq ft

Second Floor
Approx 19 sq m / 201 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







Hucclecote Sales
5 Silverdale Parade, Hillview Road
Hucclecote, GL3 3LA
t: **01452 619777**
e: hucclecote@cjhole.co.uk

www.cjhole.co.uk

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Hatherley Road, Cheltenham, GL51

Asking Price: £450,000 Freehold

Situated in a highly convenient location in Cheltenham, is this well-presented semi-detached property that has been extended and modernised throughout by the current owners to create an ideal family home.

Internally, this spacious property briefly comprises of an entrance hall, an office, and a downstairs shower/utility room. There is also a cosy bay-fronted living room featuring a wood-burning stove, along with an open-plan dining/family room with a vaulted ceiling and French doors opening out to the garden. In addition, there is a stunning refitted kitchen complete with integrated dishwasher and wine cooler.

Upstairs, the property offers three bedrooms and a luxury refitted family bathroom. There is also a useful boarded loft space with Velux windows, providing additional storage.

Externally, the property benefits from a low-maintenance gravelled front garden with ample off-road parking. To the rear, there is a beautifully landscaped garden featuring a large patio area with steps leading to a lawn area.

Further benefits include being located within close proximity to a range of local amenities, well-regarded schools, bus links, and excellent access to the M5 motorway.

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Freehold

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Hatherley Road, Cheltenham, GL51

Asking Price: £450,000











Porch UPVC front door and door to entrance hall

Entrance Hall Solid wood flooring, radiator, stairs to all floors, understairs storage cupboard, UPVC door to porch, door to office and doors to living room, kitchen/breakfast room and dining room/family room

Office Solid wood flooring, loft hatch, UPVC window to front aspect, radiator, door to entrance hall and door to downstairs shower room/utility room

Downstairs Shower Room/Utility Shower cubicle, low-level WC, hand wash basin, UPVC window to side aspect, plumbing for washing machine and space for a tumble dryer

Living Room Solid wood flooring, multi fuel stove and UPVC bay window to front aspect

Kitchen/Breakfast Room A range of eye and base level units with worktops over, space for large Rangemaster style gas oven, integrated dishwasher, 1 1/2 bowls sink and drainer with mixer tap, integrated wine cooler, UPVC window to rear aspect, UPVC single door and window to side aspect, tiled flooring, radiator and bolted ceiling

Dining Room/Family Room Solid wood flooring, open fireplace with woodstove, opening to dining room, vaulted ceilings with velux windows, radiator and UPVC French doors to rear garden

Landing Fitted carpet, stairs to ground floor, UPVC window to side aspect and doors to all rooms

Main Bedroom Fitted carpet, built-in wardrobes, radiator and UPVC window to front aspect



Bedroom Two Fitted carpet, radiator and UPVC window to rear aspect

Bedroom Three Fitted carpet, radiator and UPVC window to front aspect

Family Bathroom Re fitted four piece bathroom suite consisting of: free standing bath with mixer tap, walk-in shower cubicle with overhead rain shower, low-level WC and pedestal hand wash basin. Vinyl flooring, heated towel rail, extractor fan and UPVC window to a rear aspect

Loft Space Laminate flooring, Velux window, inset ceiling spotlights, eaves storage, power and light connected and loft ladder to first floor. Please note the floor has not been strengthened.

Front Garden Enclosed by timber fencing, large gravelled driveway with parking, shared gated side access to a rear garden and door to porch

Rear Garden Enclosed by timber fencing, large paved patio, pathway to gated side access, steps up to lawn area, stepping stone paving to garden shed, plant borders, outside tap, single door to kitchen and French doors to living room

Material Information Please use the QR code to open the material information
Council Tax Band C
Referral We always refer sellers to Montpellier Legal, Harvey Baker solicitors or RedKite Law solicitors and The Mortgage Brain. It is your decision whether you choose to deal with Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain. Should you decide to use Montpellier Legal, Harvey Baker solicitors or Redkite Law solicitors and The Mortgage Brain you should know that we would receive a referral fee of £100 from them for recommending you to them.
We are required by law to conduct anti-money laundering checks on all those selling or buying a property, the initial checks are carried out on our behalf by Lifetime Legal. This costs £55 (incl. VAT) which is paid directly to Lifetime Legal and is non-refundable.

Material Information