



PETER BALL & CO.
ESTATE AGENTS

HATHERLEY ROAD, HATHERLEY, CHELTENHAM GL51 3PN

£550,000

- Detached Family Home
- Fitted Kitchen & Utility
- Double Aspect Sitting Room
- Dining Room
- Four/Five Bedrooms
- Extended Bathroom
- Landscaped Rear Garden
- Double Garage

PROPERTY DESCRIPTION

A well proportioned and much improved detached family home occupying a corner plot and situated close to the popular Dean Close and Bournside Schools. The generous accommodation comprises briefly: good size entrance hall (has been extended) to include built-in cloaks cupboard, cloakroom, dual aspect sitting room with square bay window to the front and sliding patio doors to the rear garden. Fitted kitchen leading to a useful utility room and dining room. Upstairs the master bedroom has an en suite shower room and built-in wardrobes. There are a further three other bedrooms (bedroom two being particularly large with an array of built-in cupboards/wardrobes). There is also the option of a bedroom five (currently used as a study) which leads into bedroom two). The first floor



accommodation is completed by an extended bathroom. Outside are pleasant, established, predominantly lawned gardens to the front, side and landscaped rear. Also to the side, accessed via Deans Court, is the double garage and driveway providing off road parking for multiple vehicles.

SITUATION

This popular residential area in Cheltenham boasts a range of post war properties from one bedroom starter homes to large detached family homes. The area has excellent amenities to include a large supermarket, doctor's surgery, dentist and several excellent schools. There are several open spaces and parks which further enhance the family feel to the area. Lying to the South West of Cheltenham, Hatherley has excellent transport links to Gloucester, M5 motorway and Cheltenham Spa railway station. Cheltenham town centre and the cosmopolitan area of Montpellier is within easy walking distance and is also easily accessed via numerous bus routes.

DIRECTIONS

Leave Cheltenham town centre via Lansdown Road and at the traffic lights, just after the Westall Green roundabout, turn left into Hatherley Road. The property can be found on the left hand side on the corner of Deans Court and Hatherley Road.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band F.



Awaiting EPC

Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

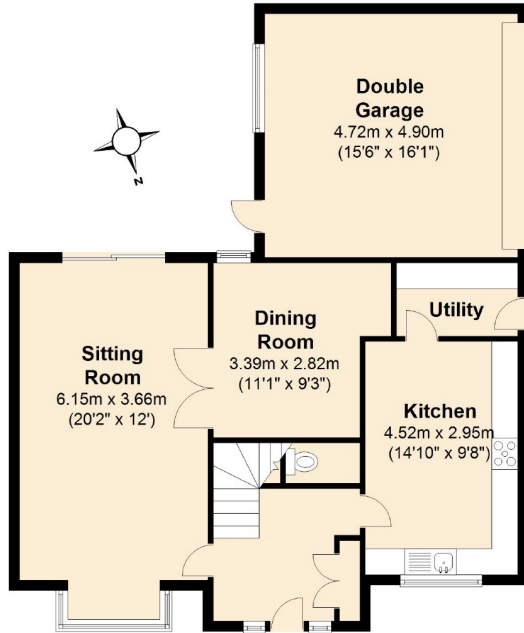
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



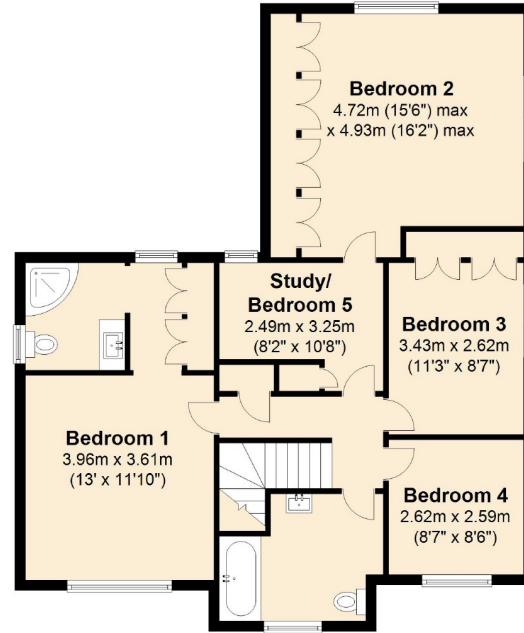
Ground Floor

Approx. 85.5 sq. metres (920.4 sq. feet)



First Floor

Approx. 84.9 sq. metres (914.0 sq. feet)



Total area: approx. 170.4 sq. metres (1834.4 sq. feet)

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