

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hatherley Road

Cheltenham, GL51 6EW

Asking Price £425,000



Council Tax: D



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Asking Price £425,000



## Entrance Hall

6'5" x 3'11" (1.98 x 1.20)

## Hallway

14'6" x 3'11" (4.44 x 1.21)

## Living Room

12'2" x 11'9" (3.72 x 3.59)

## Dining Room

10'11" x 11'10" (3.33 x 3.61)

## Kitchen

8'6" x 12'2" (2.60 x 3.71 )

## Sunroom

8'11" x 9'3" (2.74 x 2.82)

## Ground Floor W/C

2'11" x 7'6" (0.90 x 2.31 )

## Bedroom 1

12'8" x 11'10" (3.87 x 3.62 )

## Bedroom 2

10'10" x 11'10" (3.32 x 3.62)

## Bedroom 3

8'3" x 12'3" (2.53 x 3.75 )

## Bathroom

5'6" x 8'0" (1.68 x 2.44)

## Upstairs W/C

2'9" x 5'1" (0.84 x 1.56)

## Garage

16'1" x 8'0" (4.92 x 2.44)

## Driveway

## Garden

- NO ONWARD CHAIN
- Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Separate Kitchen
- Sunroom
- Family Bathroom
- South Facing Garden
- Garage & Driveway
- EPC Rating: E

Hunters of Cheltenham are proud to market this well-presented, three bedroom semi-detached family home, residing in the popular setting of Hatherley. This property provides a well-proportioned family home, with the exciting potential to further extend or develop if desired. Benefiting from a south-facing garden, three generous, double bedrooms and integral garage.

Hatherley offers an outstanding choice of high performing primary and secondary schools including Dean Close Private School, as well as a host of local shops, pubs and amenities. It is also located within proximity to the M5 Junction 11, as well as regular bus routes that take you directly to Cheltenham Town Centre, Cheltenham Spa Train Station and Gloucester.

Accommodation briefly comprises; entrance porch leading into the hallway with the downstairs w/c, Living Room to the front of the property leading through to the Dining Room and Sunroom to the rear which enjoys views of the garden. The separate Kitchen is also located to the rear of the property, and offers a modern spec with a variety of wall and floor units, double oven, four ring gas hob and extractor fan, integrated under-counter fridge and washing machine.

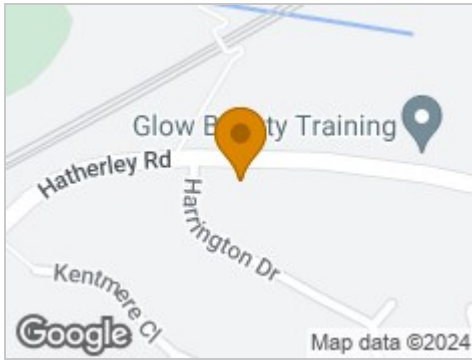
Moving upstairs you will find a spacious galleried landing housing the airing cupboard, and three generously sized double bedrooms with a walk-in wardrobe to the second bedroom. The family bathroom accommodates a neutral, three piece suite including shower over bath and heated towel rail.

Further benefits include gas central heating, double glazing throughout, an additional external cupboard to the rear of the garage and driveway parking for two cars.

All viewings are strictly by appointment only



## Road Map



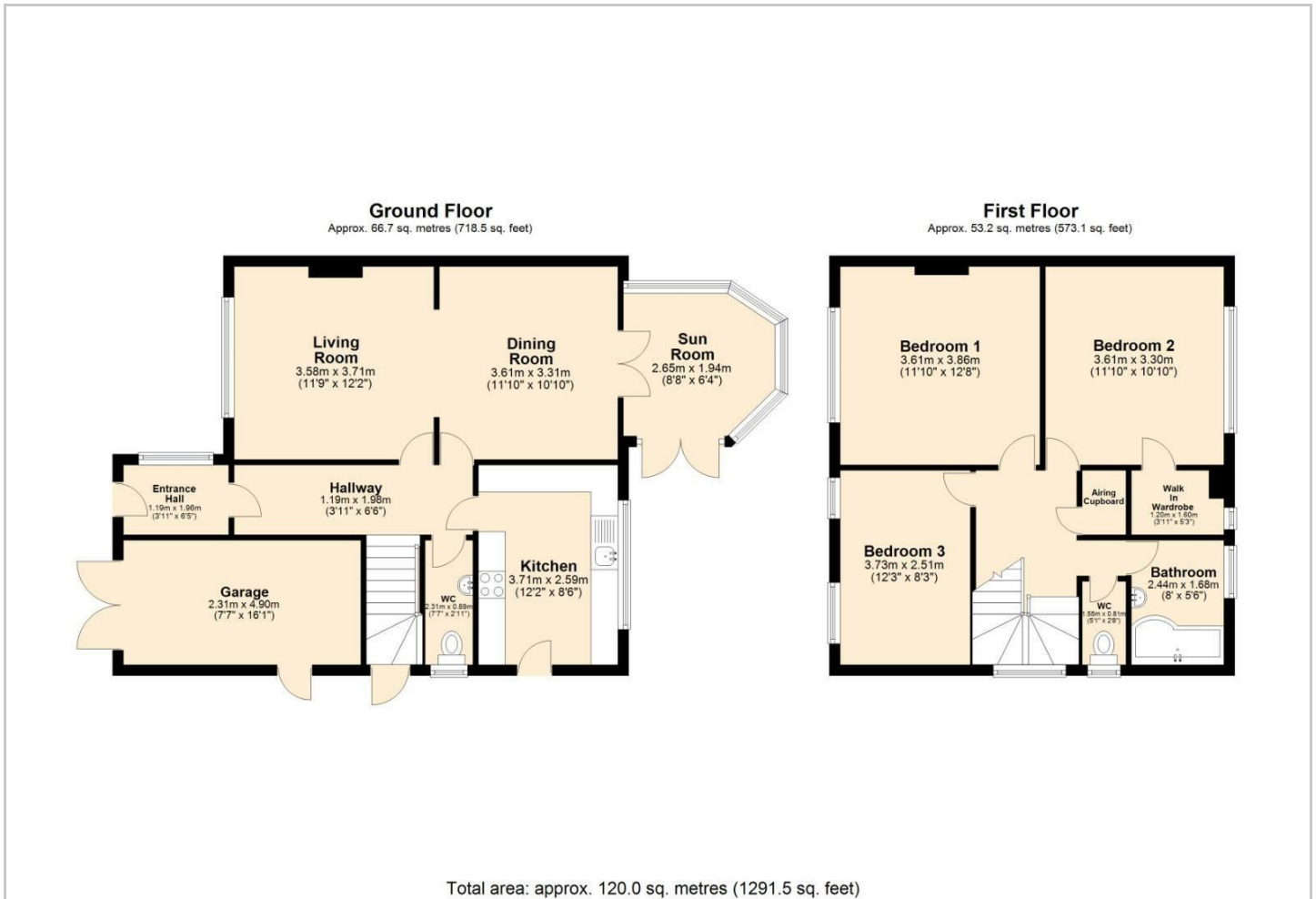
## Hybrid Map



## Terrain Map



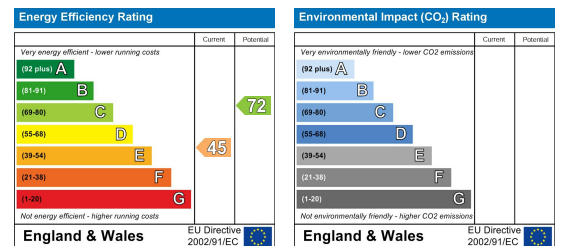
## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.