

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



HUNTERS  
HERE TO GET *you* THERE

## Glebe Farm Court

Up Hatherley, Cheltenham, GL51 3EB

Asking Price £230,000



Council Tax: D



HUNTERS  
HERE TO GET *you* THERE



HUNTERS  
HERE TO GET *you* THERE

# 37 Glebe Farm Court

Up Hatherley, Cheltenham, GL51 3EB

Asking Price £230,000



Hunters Estate Agents in Hatherley are delighted to offer this lovely two bedroom, two bathroom two story freehold house for sale, set within the highly desirable Glebe Farm Court over 60's retirement development.

Glebe Farm Court is located within the heart of Hatherley, a lively, thriving, safe, and family orientated suburb of Cheltenham. The development is within a short walk of a library, Morrison's supermarket, petrol station, pub and a row of shops including a dry cleaner. The nearby bus stop provides a prolific service to central Cheltenham. Within the fabulous and regularly tendered grounds of Glebe Farm Court itself, there is a large common room where various activities are held throughout the year.

The House offers the following accommodation:

The welcoming entrance hall has the stairs off, to the first floor. On the ground floor there is a large Sitting room which benefits from a backdrop of the beautiful and meticulously maintained communal gardens. From the sitting room there is access to the dining room and a separate fully fitted kitchen. Also from the entrance hall, there is a shower room with WC and hand basin. On the first floor there are two generous bedrooms and a fully equipped bathroom. In addition to the lovely communal gardens there is a small private garden to the rear that is maintained by the gardeners.

This fine property comes highly recommended, and we encourage any interested party to arrange a viewing as soon as possible to avoid disappointment. Our experience tells us that the houses are the most popular properties on the development.

There are service charge fees to cover the costs of the groundsman, the communal entertainment room, the on-site property manager and the parking. We are in the process of obtaining the costs - for 2024 to 2025 and will post this information as soon as possible however, last years fees were approximately £190/month which included Building Insurance.

Viewings are by appointment only.

- Two Bedroom House on an Over 60's Retirement Complex
- Two Reception Rooms
- Private Rear Garden + Beautiful Communal Grounds
- Communal Entertainment Room
- Tenure: Freehold with contributions to the communal Services of £190pcm
- Two Bathrooms, One on each Floor
- Fitted Kitchen
- All Electric Heating
- On-Site Property Manager/24hour Emergency Protection
- Council; Tax Band D | EPC Rating E

#### Sitting Room

13'3" x 10'3" (4.04 x 3.14)

#### Dinning Room

8'11" x 7'0" (2.73 x 2.15)

#### Kitchen

7'2" x 7'0" (2.19 x 2.14)

#### Shower Room

5'9" x 4'11" (1.76 x 1.51)

#### Bedroom One

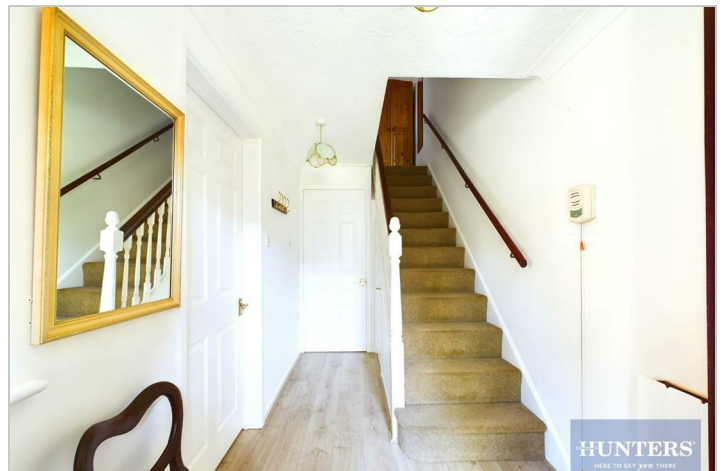
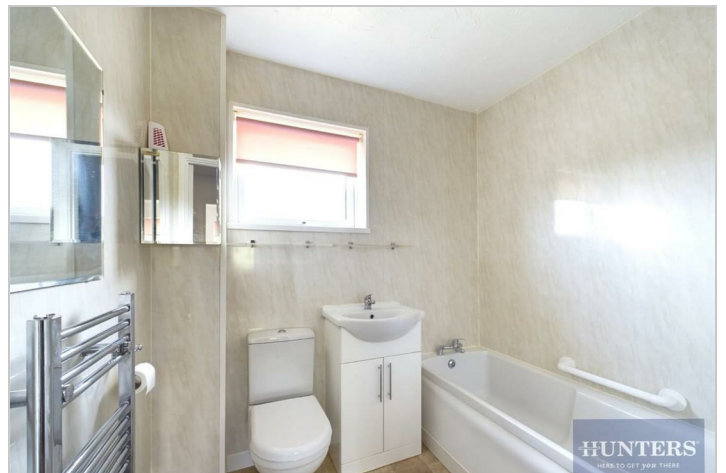
12'9" x 8'7" (3.89 x 2.63)

#### Bedroom Two

11'11" x 9'3" (3.64 x 2.83)

#### Bathroom

7'0" x 5'6" (2.14 x 1.69)



## 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 Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>53</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.