

HUNTERS®

HERE TO GET *you* THERE



Glenlea Grove

Up Hatherley, Cheltenham, GL51 3HY

Asking Price £350,000



Council Tax: C



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Hunters are excited to bring this outstanding three bedroom modern and refurbished family home to the sales market. The property is a credit to its current owners and presents as a very well-maintained home that has benefitted from a 'no expense spared' continual program of upkeep and refurbishment.

This fine home offers the following accommodation:

Ground Floor: Entrance is via an enclosed porch giving access to an impressive circa 24' living room with generous lounge area and dining area. The kitchen is off the dining room and has been fully updated with high quality fittings throughout. The garage is 80% integral, and we have seen several properties of this style that have created more ground floor living space out of the garage (subject to obtaining the relevant permissions to do so).

First Floor: Benefitting from extending over the garage, the first floor is particularly generous with three good sized bedrooms, all beautifully decorated and a family bathroom that has also been recently upgraded with a new luxury suite. The bath has been swapped for a top-quality double width shower; however, all the plumbing remains to add a bath if so required.

Outside: The property continues to impress on the outside with ample off-road parking for two cars leading to a garage with up and over door, mains power and light. The rear garden has also received attention with an extended and newly laid patio with the remainder of the garden being laid to lawn.

Glenlea Grove is a highly sought-after location within Hatherley, being an easy 4-minute walk (taken from Google maps) to a library, a local doctors surgery, The Greatfield public house and the Morrisons Supermarket. There is also a regular bus service with a local pick-up point with routes including Cheltenham town centre and the rail station.

Having sold this property to its current owners we know the house well and look forward to finding its next owner.

All viewings are by appointment only.

Tel: 01242 528500

- **Modern Three Bedroom Family Home**
- **Re-fitted Bathroom Suite**
- **Three Generous Bedrooms**
- **New Patio Terrace**
- **Council Tax Band C | Energy Rating D**

- **Re-Fitted Kitchen**
- **Beautifully Presented**
- **Integral Garage and Off Road parking**
- **Close to Local Amenities**
- **Tenure: FREEHOLD**

Living/Dining Room
24'0" x 10'8" (7.32 x 3.26)

Kitchen
8'8" x 7'3" (2.65 x 2.21)

Bedroom One
11'3" x 10'1" (3.45 x 3.09)

Bedroom Two
10'0" x 8'11" (3.07 x 2.73)

Bedroom Three
8'4" x 8'2" (2.55 x 2.50)

Bathroom
7'6" x 5'7" (2.29 x 1.71)

Garage
16'7" x 7'8" (5.07 x 2.34)



Road Map



Hybrid Map



Terrain Map

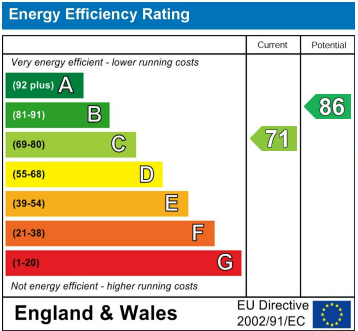


Floor Plan



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.



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.