

HUNTERS®

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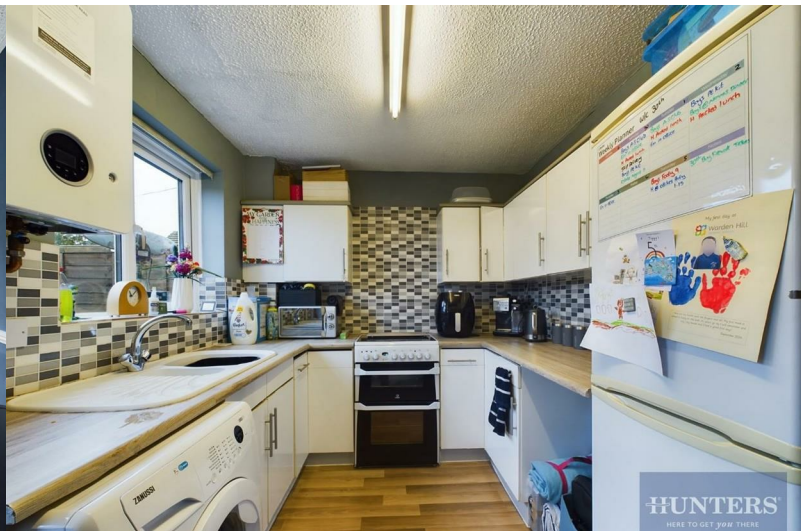
The Greenings

Up Hatherley, Cheltenham, GL51 3UX

Asking Price £260,000



Council Tax: B



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Hunters are delighted to present this fabulous two-bedroom end-terraced house for sale, complete with detached garage and private parking for sale with no onward chain.

The rear garden has a very desirable brick wall boundary to two elevations creating a well established/traditional feel to this modern efficient home. The detached garage is set at the bottom of the garden behind its own parking space, assets which really marks this property as unique.

The accommodation on offer includes:

Ground floor: The property is set behind a small lawned fore-garden, the entrance hall has stairs off to the first floor and door to the large living room. To the rear there is a full width fitted kitchen/breakfast room with door and window to the rear garden

First floor: On the first floor there is a large main bedroom sitting across the front of the property with bedroom two facing the rear elevation as does the fully fitted bathroom.

Outside: At the front there is a small lawned garden area which extends to the side of the property. The rear garden is mainly laid to lawn with a tall brick feature walled boundary to the side and rear. The plot extends further to incorporate an off-road parking space leading to a single detached garage concluding this larger than average freehold plot.

Conclusion: This property is a sensibly priced end of terrace house with extra land and the highly sought-after private garage. Coming out of several years of private rental there may be some cosmetic touches required to create the perfect home but the advantages of having been regularly maintained with regular gas and electrical reports is an attractive trade-off.

We genuinely recommend any interested party to view without delay to avoid disappointment, we rarely have two-bedroom houses with garages in stock.

All appointments are strictly by appointment only.

- Two Bedroom End Terraced House
- Walled Rear Garden
- Gas Central Heating
- No Onward Chain

- EPC Rating E | Council Tax Band B

- Detached Garage and Off Road Parking
- Modern Presentation
- uPVC Double Glazing
- Fabulous Location Close to Shops and Supermarket

- TENURE: Freehold

Living Room

16'7" x 11'10" max (5.08 x 3.62 max)

Kitchen/Breakfast Room

11'10" x 7'9" (3.61 x 2.38)

Bedroom One

11'7" x 8'9" (3.54 x 2.69)

Bedroom Two

10'10" x 7'0" (3.32 x 2.15)

Bathroom

7'10" x 4'11" (2.39 x 1.50)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Lettings Office on 01242528500 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) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.