

HUNTERS®

HERE TO GET *you* THERE



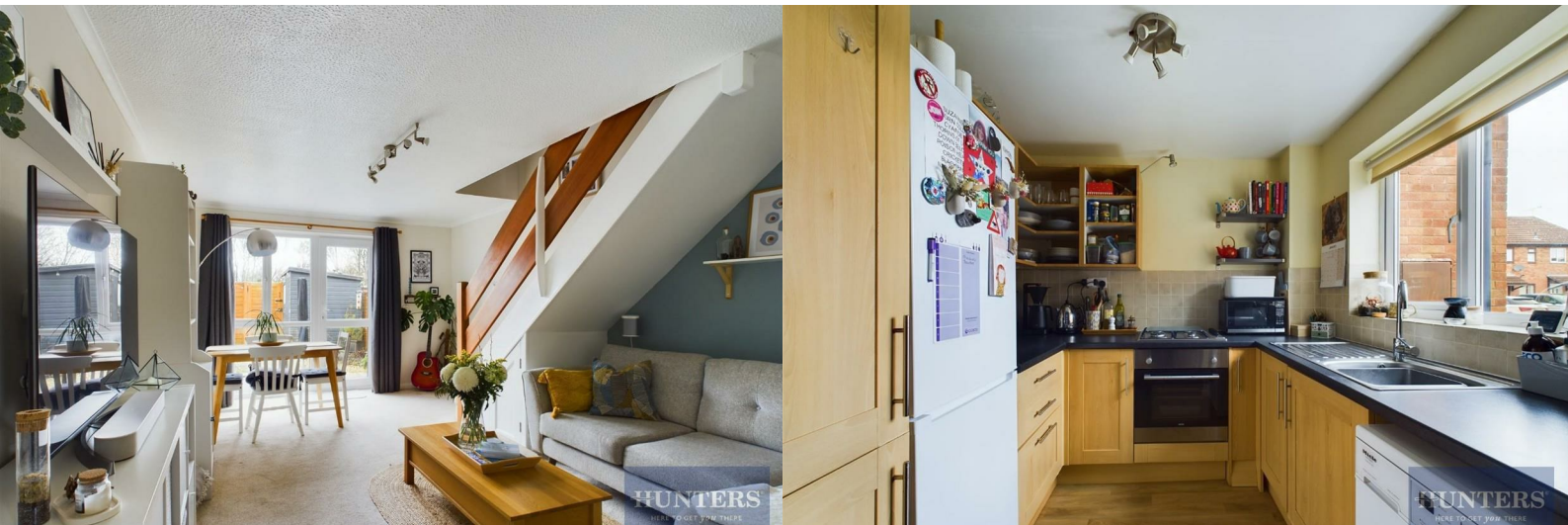
Thornhaugh Mews

Up Hatherley, GL51 3RW

Asking Price £239,950



Council Tax: B



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Hunters Estate Agents are delighted to offer this exceptional modern two-bedroom mid-terraced freehold property to the sales market; complete with non-overlooked garden and two off-road parking spaces.

This fine home has been lovingly maintained by its current owners and is presented here in immaculate decorative order throughout. The bathroom has been recently fitted, and the kitchen has also been upgraded and offers plenty of storage space. The 5-metre-long living room hosts both a dining area and lounge area. The Main bedroom would not look out of place in a property twice the price at over 3.5 metres. The accommodation includes the following:

Ground Floor: The property is approached via a canopied entrance to the entrance hall. The fitted kitchen faces the front elevation. The main living/dining room enjoys a relaxing view across the private rear garden. Stairs lead off to the first floor.

First Floor: The main bedroom is fitted with built-in wardrobes and overlooks the rear aspect with very pleasant open views. The second bedroom is a decent size and would make either a small double guest room or a roomy child's single bedroom. The second bedroom and the bathroom both face the front elevation.

Outside: The property is approached via a pedestrian path running alongside a lawned fore garden. To the rear there is a private rear garden that enjoys a high degree of privacy. Just beyond the house is an access road to demarcated off-road parking for two vehicles. There is a gate at the end of the garden giving quick access to the parking and handy for putting out the bins.

Location: Thornhaugh Mews is perfectly located for access to amenities with Morrisons Supermarket, a library, Doctors surgery and The Greatfield Inn, all just a 10-minute walk or 4-minute car journey away (distances taken from Google Maps).

This property comes highly recommended

All viewings by appointment only.

Tel: 01242 528500

- Two Bedroom Modern Town House
- Recently Refitted Bathroom
- Two Off Road Parking Spaces
- Excellent Location for Amenities
- Council Tax Band B | Energy Rating C

- Immaculate Condition Throughout
- Modern Fitted Kitchen
- Very Private Rear Garden
- Easy Access to M5 Junction 11 and GCHQ
- Tenure - FREEHOLD

Living Room

16'8" x 11'9" (5.09 x 3.59)

Kitchen

7'9" x 7'8" (2.38 x 2.36)

Bedroom One

11'11" x 8'8" (3.65 x 2.66)

Bedroom Two

12'6" x 6'7" (3.82 x 2.02)

Bathroom

7'7" x 4'10" (2.32 x 1.48)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area*
545.18 ft²
50.65 m²

Reduced headroom
5.73 ft²
0.53 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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) A		89
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(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.