

HUNTERS®

HERE TO GET *you* THERE



Greatfield Lane

Up Hatherley, Cheltenham, GL51 3QQ

Asking Price £375,000



Council Tax: D



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Hunters Estate Agents are delighted to bring this immaculate 1960's built two/three-bedroom semi-detached family home to the sales market, complete with side garage and off-road parking. This exceptional house is offered to the market with no onward chain.

Originally, when new, these houses were sold as three-bedroom homes with bedroom three located on the ground floor. The previous owners used this room as a dining room. A popular standard conversion to the first floor adds either two more bedrooms creating a desirable four-bedroom property, or a larger main bedroom with en-suite (both subject to the relevant approvals). Either option is popular, and any interested party can witness the neighbours have all carried out this conversion.

The property on offer has been very well maintained both inside and out and stands as a testament to its current owners. The bathroom, kitchen and general decor are in fabulous condition. The accommodation includes the following:

Ground Floor: The large living room (originally marketed as a sitting/dining room) spans the full width of the property frontage. The dining room (originally bedroom three) sits to the rear and now has sliding patio doors to the rear garden. The kitchen also faces the rear elevation. A door from the kitchen leads to the garage.

First Floor: The two double bedrooms and modern family bathroom are located on the first floor.

Outside, the property sits behind its own lawn fore-garden with side drive leading to the garage with up and over entrance door, mains power and light. The rear garden enjoys a good degree of privacy. There is a full width mature patio with flower bed borders to the lawned garden.

Just a few yards from the property is a very handy bus stop with regular routes to central Cheltenham and the new park and ride with endless destinations possible. The area is famous for being a safe and secure place to raise a family supported by several high performing schools all in walking distance.

- Beautifully Presented Semi-Detached House
- Current Dining Room Originally Assigned as Bedroom Three
- No Onward Chain
- 285 metres to bus stop (1 minute walk - source Google Maps)
- Energy Rating (EPC) - tbc | Council Tax Band D

- Immaculate Condition Throughout
- Ideal For Standard Conversion to add One Large or Two Smaller Bedrooms (subject to approval)
- Secure Garage and Off-Road Parking
- Very Private Rear Garden
- Tenure - Freehold

Living Room

19'6" x 12'9" (5.95 x 3.90)

Dining Room/Bedroom Three

10'4" x 9'8" (3.16 x 2.96)

Kitchen

13'2" x 8'7" (4.02 x 2.64)

Bedroom One

13'5" x 8'4" (4.10 x 2.55)

Bedroom Two

9'3" x 8'9" (2.84 x 2.67)

Bathroom

9'5" x 5'5" (2.88 x 1.66)

Garage

17'1" x 8'3" (5.23 x 2.53)



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) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(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.