

# HUNTERS®

HERE TO GET *you* THERE



## Ullswater Road

Hatherley, Cheltenham, GL51 3PR

Offers In Excess Of £260,000



Council Tax: C



# 1 Ullswater Road

Hatherley, Cheltenham, GL51 3PR

Offers In Excess Of £260,000



Hunters Estate Agents are delighted to offer this great value for money three-bedroom semi-detached property located in one of the best areas for young families in Cheltenham.

Hatherley offers a choice of excellent high performing schools at junior and senior levels being an easy stroll to Lakeside Primary School or Bournside Senior School. In addition, there are several small shopping centres with Caernarvon Court being the closest with a local public house, two convenience shops and a takeaway. The area also boasts of several parks and well-maintained public spaces.

The property offers a traditional layout with the following accommodation:

**Ground Floor:** The property has a pedestrian path leading to the main entrance with a canopy weather shield. The entrance hall is light and airy with doors off to all rooms. The living room sits to the front elevation with the kitchen spanning the rear. Off the kitchen there is a large cupboard housing the modern gas central heating boiler. This cupboard is large enough to make a small utility area if desired.

**First Floor:** The main bedroom one and bedroom three face the front of the property with bedroom two overlooking the rear. The bathroom has a separate room for the wc. Similar houses have converted this space into one large bathroom (subject to obtaining the relevant permissions).

**Outside:** The property has been well tendered by its previous owner and is set back from the road behind its own fore-garden. At the rear there is a small and easy to maintain rear garden that enjoys a good degree of privacy with the properties behind being bungalows. There is pedestrian side access to the rear garden. There is no off-road parking with this property but there is plenty of on street and communal parking nearby.

We believe this is the **BEST VALUE FOR MONEY** three bedroom house in Hatherley even though some electrical upgrading and some cosmetic touches may be required.

All viewings are by appointment only

Tel: 01242 528500



- **OUTSTANDING VALUE FOR MONEY**
- **Kitchen/Breakfast room**
- **Available NOW with no onward chain.**
- **Easy Access to GCHQ and M5 Junction 11**
- **Energy Rating (EPC) - C | Council Tax Band C**

- **Modern Three Bedroom Semi Detached House**
- **Private Rear Garden**
- **Close to Excellent High Performing Schools**
- **On Street Parking**
- **Tenure - Freehold**

#### Living Room

13'2" x 11'5" (4.02 x 3.48)

#### Kitchen

14'4" x 9'9" (4.37 x 2.99)

#### Bedroom One

10'5" x 9'10" (3.18 x 3.01)

#### Bedroom Two

10'9" x 9'1" (3.28 x 2.77)

#### Bedroom Three

7'6" x 7'6" (2.31 x 2.29)

#### bathroom

5'5" x 5'2" (1.66 x 1.59)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

Approximate total area<sup>(1)</sup>  
774.36 ft<sup>2</sup>  
71.94 m<sup>2</sup>

(1) Excluding balconies and terraces.

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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	71	
(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.