

# HUNTERS®

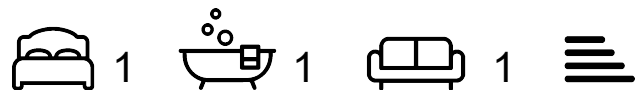
HERE TO GET *you* THERE



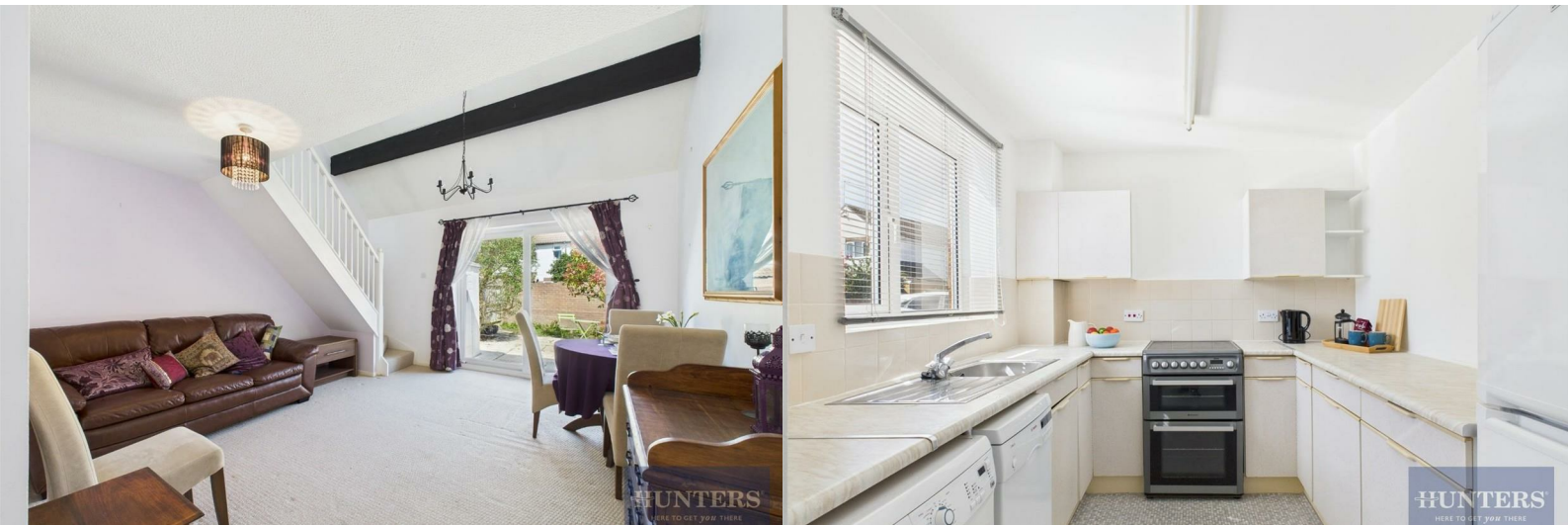
## Rothleigh

Up Hatherley, Cheltenham, GL51 3PS

Asking Price £215,000



Council Tax: B



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Hunters are delighted to present this fabulous one double bedroom end-terraced house for sale, complete with two allocated parking spaces 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. There is an allocated parking space outside the property and another allocated space in the parking bay, assets which really marks this property as unique.

The accommodation on offer includes:

**Ground floor:** The property is set behind a pretty raised flower bed, the entrance hall leads to the kitchen and the large living room with patio doors to the rear garden

**First floor:** On the first floor there is a large main bedroom sitting across the front of the property. and a newly fitted bathroom suite. The bedroom is galleried over looking the living area and benefits from views of Leckhampton Hill.

**Outside:** The rear garden has been landscaped with low maintenance as a priority with a large patio space and flower bed borders. There is a brick feature wall/boundary to the side and rear. There is a side gate allowing pedestrian access to the rear, ideal for storing bins or using for access with a bicycle, motorcycle any other storage. Being end of terrace the freehold plot is wider than average.

**Conclusion:** This property is a sensibly priced end of terrace house with a lovely garden, new central heating boiler, new bathroom, and highly sought-after private parking. A fabulous all round package.

We genuinely recommend any interested party to view without delay to avoid disappointment, we rarely have one bedroom freehold homes coming to market with so many attractive features.

All appointments are strictly by appointment only.



- One Bedroom End Terraced Starter Home
- 2 x Allocated Parking Spaces
- New Central Heating Boiler (Feb 2025)
- Attractive Light and Airy Galleried Bedroom
- Energy Performance Rating (EPC) tbc | Council Tax Band B
- Large Living Area
- Beautiful Private Rear Garden with Side Access
- Modern Re-Fitted Bathroom in 2024
- Perfect Starter Home or Lucrative Investment
- Tenure - Freehold

Hallway

Living Room

13'5" x 14'1" (4.10 x 4.31)

Kitchen

8'11" x 7'9" (2.72 x 2.38)

Bedroom

8'5" x 13'1" (2.59 x 4.01)

Bathroom

4'10" x 10'3" (1.48 x 3.13)



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		
(81-91) B		
(69-80) C		
(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.