

HUNTERS®

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Hollis Gardens

Cheltenham, GL51 6JQ

Asking Price £425,000



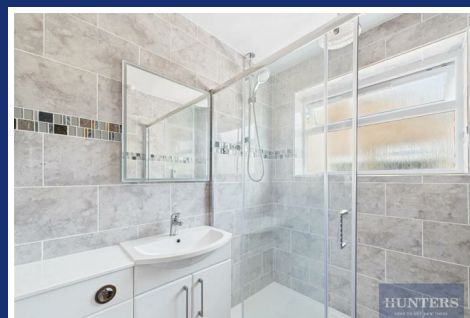
Council Tax: D



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Hunters Estate Agents are delighted to offer this lovely four bedroom/two-bathroom semi-detached home situated in the heart of traditional Hatherley within walking distance of local shops, bus stop and the local Church and church hall. This fine home has been recently redecorated throughout and benefits from an integrated garage and off-road parking.

Hollis Gardens is a small development of similar houses set just off the main Hatherley Road. The location is perfect for access to several local schools, Cheltenham town centre and the M5 Junction 11. There are several large employers nearby including GCHQ, Dowty, GE and various others. The area is vibrant with life and remains a highly rated and safe area to raise a family.

The accommodation includes:

Ground Floor: From the entrance hall, you can gain access to the cloakroom with wc and basin. The impressive 23' living room has sitting and dining areas and remains a blank canvas for the next owner to arrange. The kitchen overlooks the rear garden.

First Floor: The main bedroom sits to the front of the property and boasts of an en-suite with a full-sized bathroom suite. Bedroom four also overlooks the front. Bedrooms two and three overlook the rear with the family bathroom being centrally located off the landing.

Outside: This excellent property is set behind its own lawned fore garden with side driveway with parking for two vehicles leading to a private garage with mains power and light. The rear garden has a patio/lawn mix and enjoys a high degree of privacy.

HATHERLEY is a superb residential district just west of central Cheltenham and is renowned for its family orientated lifestyle with a choice of several shopping locations, three main supermarkets and two family biased public houses. The local bus service is very regular with services to central Cheltenham, Gloucester, Cheltenham train station and Bishops Cleeve.

All viewings are by appointment only

Tel: 01242 528500

- **Four Bedroom Semi-Detached Family Home**
- **Large Living Room**
- **Garage and Off Road Parking**
- **Close to Excellent Schools**
- **Council Tax Band D | EPC Rating - C**

- **Two Bathrooms**
- **Kitchen**
- **Very Private Rear Garden**
- **NO ONWARD CHAIN**
- **Tenure - Freehold**

Living Area

23'2" x 11'9" (7.08 x 3.59)

Kitchen

9'0" x 9'4" (2.76 x 2.85)

WC

2'10" x 5'0" (0.88 x 1.54)

Bathroom

5'6" x 7'7" (1.69 x 2.33)

Bedroom One

10'0" x 12'11" (3.06 x 3.96)

En-Suite

5'6" x 6'8" (1.69 x 2.05)

Bedroom Two

9'10" x 10'8" (3.02 x 3.27)

Bedroom Three

9'2" x 8'7" (2.80 x 2.64)

Bedroom Four

7'8" x 7'7" (2.35 x 2.33)

Garage

16'2" x 7'6" (4.95 x 2.29)



Road Map



Hybrid Map



Terrain Map

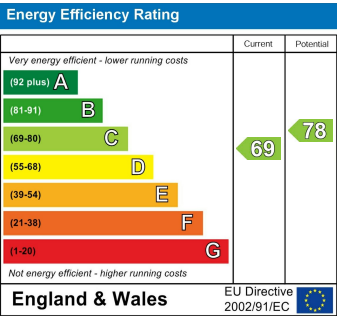


Floor Plan



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.



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.