

# HUNTERS®

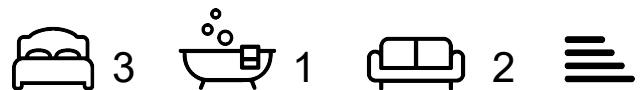
HERE TO GET *you* THERE



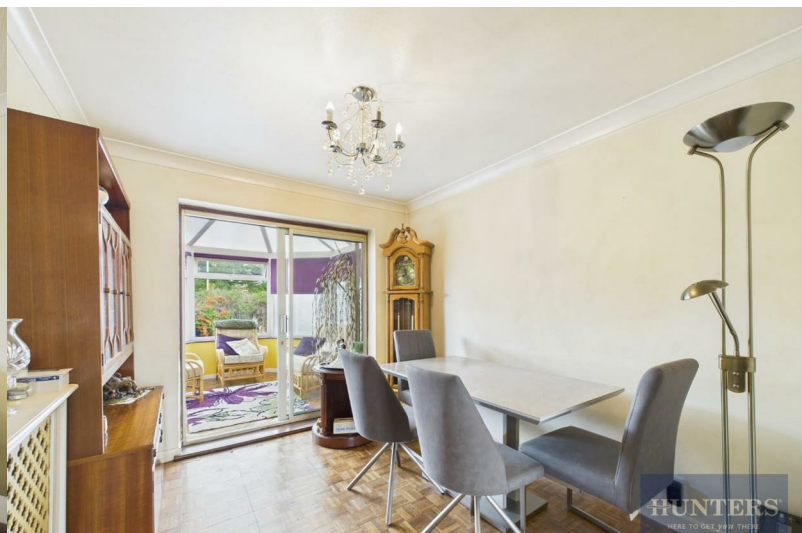
## Barton Way

Up Hatherley, Cheltenham, GL51 3QR

Asking Price £425,000



Council Tax: D



# Barton Way

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Hunters Estate Agents are delighted to offer this superb fully detached three-bedroom family home, set within a generously wide plot, to the sales market.

This fine property is located in the heart of Up Hatherley's vibrant community just a few yards from a very popular bus service with regular trips to the town centre, rail station and many other destinations. Hatherley residents are surrounded by first class facilities including a choice of highly performing state and private schools, several supermarkets, two local public houses and three prolific shopping centres.

The accommodation on offer includes the following:

**Ground Floor** - The property is accessed from a side door conveniently located to provide a ground floor wc off the entrance hall. The main sitting room sits to the front of the property with a square bay window to the front. The dining room is accessed off the living room with a further door to the very attractive dwarf wall style substantial sun room/conservatory. A lovely place to sit and enjoy the garden all year round. The kitchen also faces the rear and lends itself to the popular modern conversion of creating a full width kitchen/breakfast room if desired (subject to obtaining the relevant permission and approval).

**First Floor** - The traditional layout provides good sized rooms with a large 14'+ main bedroom and bedroom three facing the front elevation. Bedroom two and the family bathroom face the rear.

**Outside** - The property is set back from the road behind its own bloc-paved driveway providing off road parking for several vehicles. To the side of the property is a timber built lean-to covered area which would be ideal for a future development/extension (subject to obtaining relevant planning approval). At the rear, the property continues to impress with a well-manicured and tendered rear garden that enjoys a high degree of privacy.

This house comes highly recommended.

- Three Bedroom Detached Family House
- Off Road Parking
- Ground Floor Cloakroom with WC
- Close to Bus Service
- Council tax Band D | Energy Rating (EPC) tbc
- Two Reception Rooms
- Generous and Private Rear Garden
- Located in the Centre of Hatherley
- Well Placed for access to Local Schools and Facilities
- Tenure - Freehold

#### Living Room

14'8" x 10'10" (4.49 x 3.32)

#### Dining Room

9'10" x 8'10" (3.00 x 2.70)

#### Kitchen

9'10" x 8'6" (3.02 x 2.60)

#### WC

2'5" x 5'9" (0.74 x 1.77)

#### Sunroom/Conservatory

9'4" x 9'4" (2.85 x 2.87)

#### Bathroom

7'0" x 7'7" (2.14 x 2.33)

#### Bedroom One

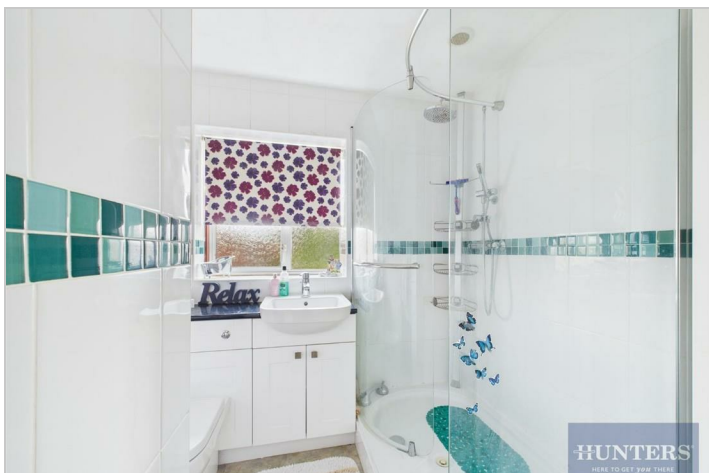
14'8" x 9'10" (4.49 x 3.01)

#### Bedroom Two

9'11" x 9'10" (3.03 x 3.01)

#### Bedroom Three

11'3" x 7'8" (3.44 x 2.35)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

Approximate total area<sup>(1)</sup>  
86 m<sup>2</sup>  
924 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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.