

HUNTERS®

HERE TO GET *you* THERE



Mystic Corner

Hatherley, Cheltenham, GL51 6GE

Asking Price £375,000



Council Tax: C



Mystic Corner, Badgeworth

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Hunters Estate Agents are delighted to present this immaculate modern three-bedroom semi-detached property, complete with an attached garage, off road parking and an extra-large rear garden to the sales market.

All the usual conveniences attributed to modern houses are included with an electric car charging point (Hypervolt Home 3 Pro), gas central heating, modern electricity supply, double glazing throughout, an en-suite shower room to bedroom one and a ground floor cloakroom with wc.

Inside, the house has been very well maintained by its current owners and comes to market in a 'move-in-able' condition. The rear garden has been landscaped with simplicity in mind and perfect for a busy family. Professionally laid with artificial grass and a very attractive decking area. Behind the garage there is an additional plot with raised wooden flower beds with stone chip borders.

This fine property is situated on the 'Cheltenham Green' development, a small collection of properties that enjoy a very well connected location with GCHQ being a pleasant 30 minute walk (taken from Google Maps) and the brand new transport hub being just 17 minutes' walk away (taken from Google Maps) with bus access to Cheltenham, Gloucester, Bishops Cleeve, the rail station and further services to destinations around the UK including London.

This lovely home is located on the border of Hatherley and Badgeworth and benefits from a wide range of local facilities including three major brand supermarkets, several public houses, a Costa coffee house and a wide choice of highly performing schools at primary, senior and private levels. The M5 Junction 11 is just 1.6 miles away (taken from Google Maps) with both north and south accessibility.

We highly recommend this exceptional property and offer accompanied viewing by appointment only.

- Modern Three bedroom Semi-Detached Family Home
- Ground Floor WC
- Electric Car Charging Point, Garage and Off Road Parking
- Fabulous Local Schools
- Council Tax Band C | Energy Rating (EPC) (EXP) C
- Two Bathrooms
- Large Rear Garden Plot
- Close to GCHQ, M5 Motorway and the new Transport Hub
- Gas Central Heating and Double Glazing
- Tenure - Freehold

Living Room

15'5" x 13'9" (4.70 x 4.20)

Kitchen / Dining Area

15'5" x 9'5" (4.70 x 2.88)

WC

6'0" x 3'4" (1.83 x 1.04)

Bedroom One

9'7" x 9'1" (2.93 x 2.79)

En-Suite

5'5" x 5'8" (1.67 x 1.74)

Bedroom Two

8'6" x 10'9" (2.61 x 3.29)

Bedroom Three

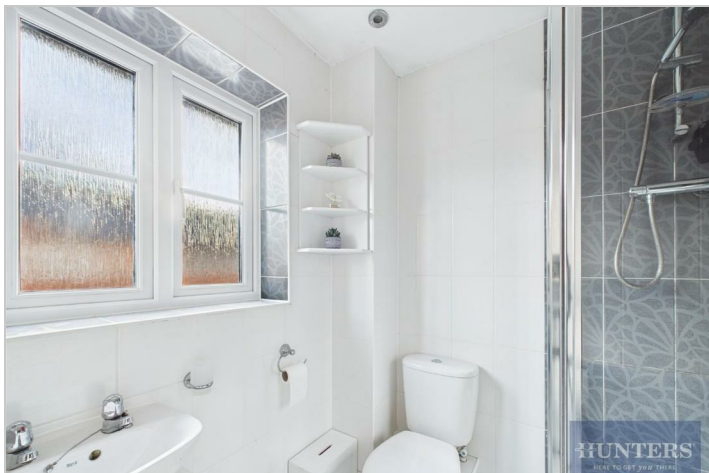
6'8" x 12'1" (2.04 x 3.69)

Bathroom

5'6" x 6'7" (1.68 x 2.03)

Garage

8'6" x 17'0" (2.60 x 5.19)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
85.7 m²
922 ft²

Reduced headroom
1.3 m²
14 ft²

(1) Excluding balconies and terraces.

Reduced headroom:
----- Below 1.5 m/5 ft

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.

Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	79	80
(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.