

10 WIMBORNE CLOSE,
HATHERLEY, CHELTENHAM, GLOUCESTERSHIRE, GL51 3QP

 Charles Lear



10 WIMBORNE CLOSE, HATHERLEY

This generously proportioned property stands in a peaceful cul-de-sac in the popular district of Hatherley. Close by there is a wide range of local amenities including supermarkets, a doctor's surgery, public houses and both primary and secondary schools. Of note the property has been extended and offers three receptions, five bedrooms & requires a programme of updating.

- Requiring general modernisation both inside & out
- Owned from new and offered with no onward chain
- Peaceful cul-de-sac close to excellent amenities
- Reception hall with stairs to the first floor landing
- 22' sitting room with an adjoining 13' dining room
- Fitted kitchen with a view of the garden, 17' utility room with a door to the garage
- Large rear hall/store room with an adjoining WC
- Five bedrooms, four of which are doubles and three have wash hand basins, family bath/shower room
- Single garage and off road parking with the potential to create additional parking if required
- Densely planted south facing garden stocked with a variety of large trees, plants and shrubs, there is also a sun terrace. The garden will more than likely need the attention of an expert gardener and tree surgeon

Standing in a peaceful cul-de-sac this sizeable semi-detached property offers versatile living accommodation approaching 1650 sq.ft. The property would benefit from a sympathetic programme of updating both inside and out and also lends itself to remodeling. On the ground floor are four reception rooms, a 14' kitchen and a cloakroom and on the first floor are five bedrooms and a family bath/shower room. The property benefits from a single garage, gas central heating and a south facing rear garden.





SITUATION

Wimborne Close is a peaceful backwater forming part of an established residential district known as Hatherley situated on the west side of the town. Number 10 can be found set back from the road with the benefit of a small front garden, off road parking and a single garage. The location is favourable for access to the M5 motorway at Junctions 11 & 11a, Gloucester, GCHQ and the town centre which is less than a fifteen minute drive away. There are excellent amenities on the doorstep including Warden Hill primary and Bournside School, both with an Ofsted rating of outstanding, there is also a choice of local shops within walking distance.

GENERAL INFORMATION

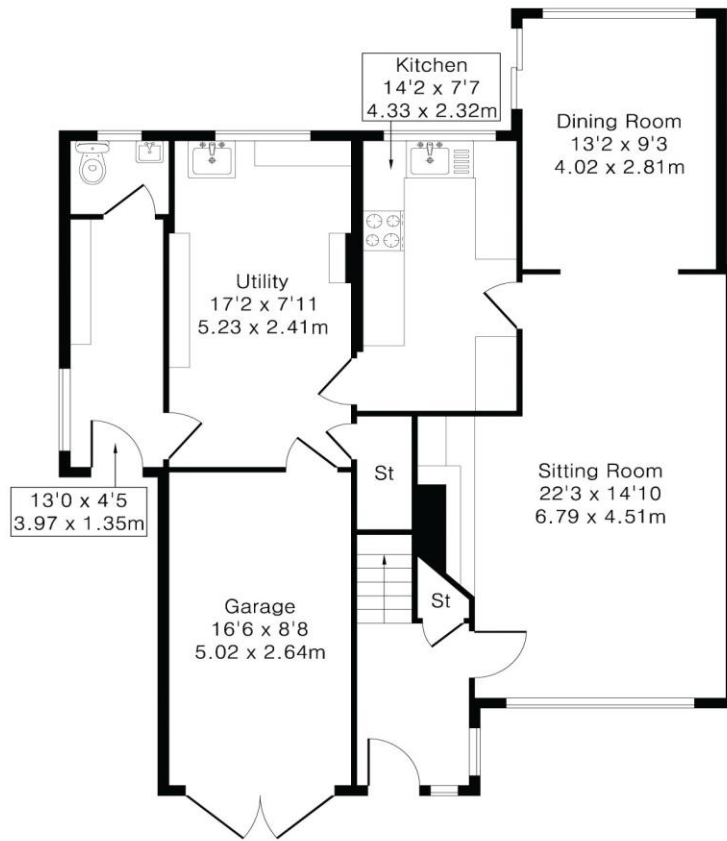
Services:
Mains water, electricity, gas and drainage are connected to the property.

Local Authority:
Cheltenham Borough Council: 01242 262626.
Council Tax Band: (D) - £2,158.90 pa. (2024/2025).
EPC Rating :(D)

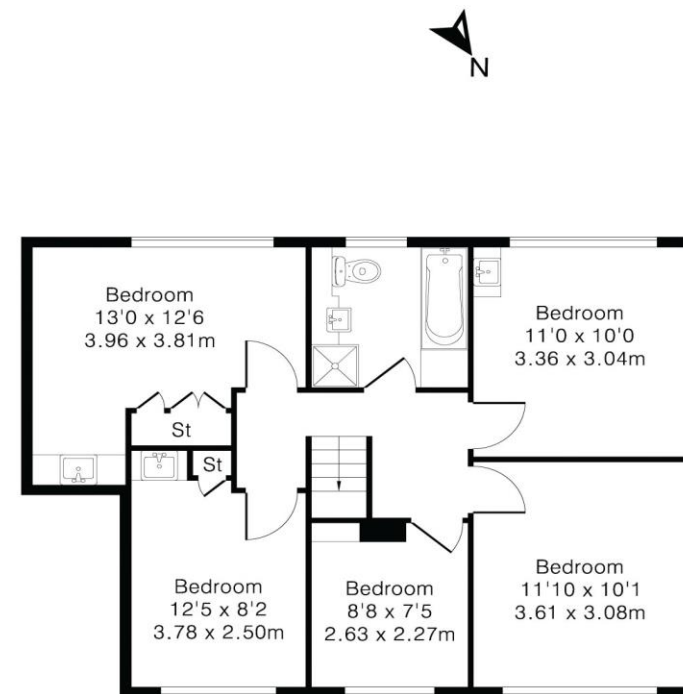
VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area 1647 sq ft – 153 sq m
 Ground Floor Area 978 sq ft – 91 sq m
 First Floor Area 669 sq ft – 62 sq m



Ground Floor



First Floor