



5 Old Farm Drive, Up Hatherley, Cheltenham, Gloucestershire GL51 3ED

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A fantastic Grade II listed end terraced property full of charm and character displaying many features including a tall 18' vaulted ceiling, galleried living space and original exposed timbers.





This highly appealing property is arranged over two floors and has many pleasing and unique features.

The front door opens in to a good sized living space which has a tall vaulted ceiling creating a large open area. To one end of the room is a modern fitted kitchen with base and wall mounted units, a useful island and fitted fridge/freezer, oven, hob and hood. A door from the kitchen area leads to a utility/cloakroom.

Off the sitting room area is a ground floor bedroom (currently used as a dining room) which has built in wardrobes and a well-appointed ensuite shower room.

Stairs from the sitting area lead up to a split landing. To one side is a mezzanine floor currently used as an occasional bedroom with views over the ground floor living space. To the other side is a bedroom and a modern fitted bathroom.

Outside, there is a open garden to the rear of the property and to the front across the courtyard is a garage which has eaves storage and a parking space to the front.

The property is well presented throughout with modern fittings and features gas fired central heating to radiators, double glazed windows and Karndean flooring to the ground floor.

PLEASE NOTE: There is a monthly estate charge of £33 for the maintenance of communal grounds and courtyard maintenance.

General

Services: All mains services are believed to be connected.

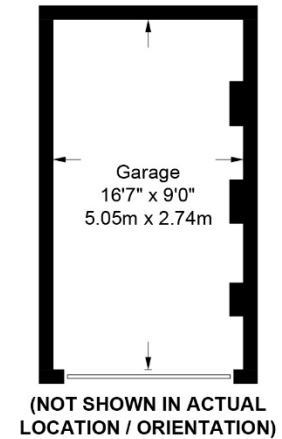
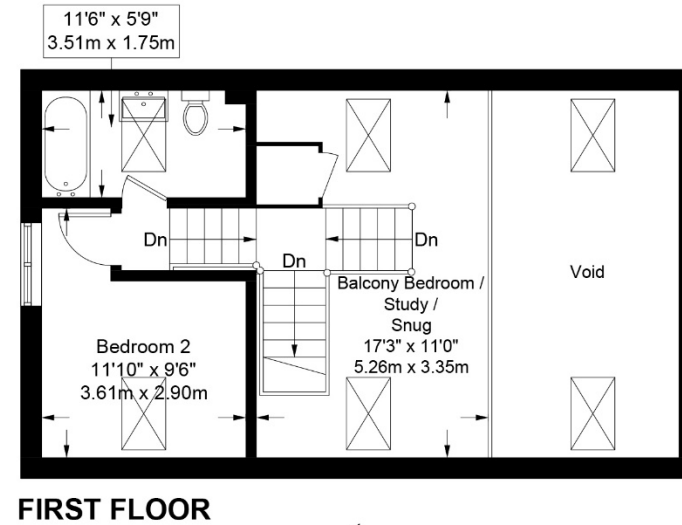
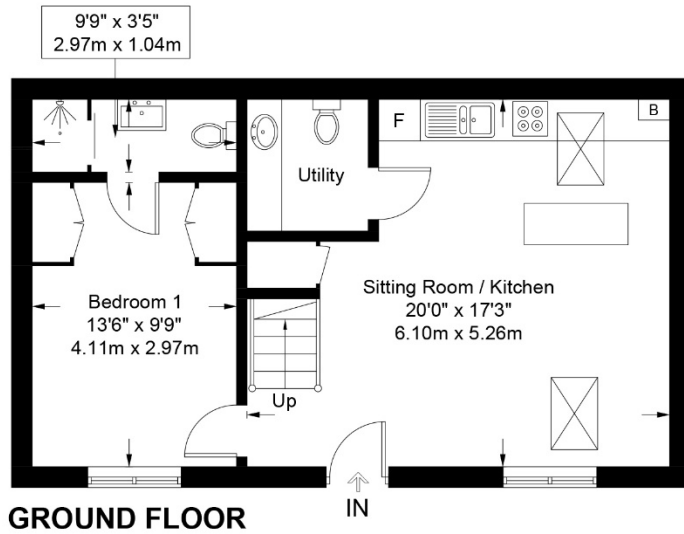
Local Authority: Cheltenham Borough Council.

Council Tax: Band C.

Parking: Garage with car parking to front.

Title Number: GR 391236





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Approximate Gross Internal Area 894 sq ft / 83.1 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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