



**Kentmere Close, Hatherley GL51 3PD**  
**£312,000**



# Kentmere Close, Hatherley GL51 3PD

• Chain free • Parking and garage • Close to good schools, amenities and transport links nearby • Modern shower room • Good sized garden • Corner plot • Potential rental income of £1,350 PCM • Gas central heating and double glazing • Cheltenham Borough Council; Tax band C - £1,930.73 (2024/2025) • EPC rating D66

**£312,000**



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## Entrance hall

Storage cupboard, access to loft via hatch. The loft is boarded with a light and ladder.

## Living room

A spacious living room with two double-glazed windows to the front elevation, radiator, and inset flame effect fire.

## Kitchen/breakfast Room

Double-glazed window and door to rear elevation, a range of matching wall and base units with roll top laminate work surface over, inset one bowl stainless steel sink, space for cooker, under counter fridge, and washing machine.

## Bedroom one

Double-glazed window to front elevation, radiator.

## Bedroom two

Double-glazed window to rear elevation, radiator.

## Bedroom three/dining room

Double-glazed window to side elevation, radiator.

## Shower room

Double glazed obscure window to rear elevation, shower cubicle, modern vanity wash hand basin with mixer tap, WC, tiled splash backs, laminate flooring.

## Outside

The front of the property is enclosed by a brick and concrete block boundary with a metal gate. The front garden is laid to lawn with a paved pathway leading to

the front door. Gated rear access can also be found from the side of the garage. The rear garden is block paved with concrete pathways leading to the shed, greenhouse, and detached garage (5.46m by 3.43m with power and light), the garden has a variety of shrubs and fruit trees while being enclosed by brick and stone walls and timber fencing.

## Location

Kentmere Close is located in the heart of Hatherley with excellent nearby schools, supermarkets, a library, and local parks. It also has good access to the M5 and A417 for commuting and regular bus services to Cheltenham Town Centre.

## Material Information

Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council: - £1,930.73(2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

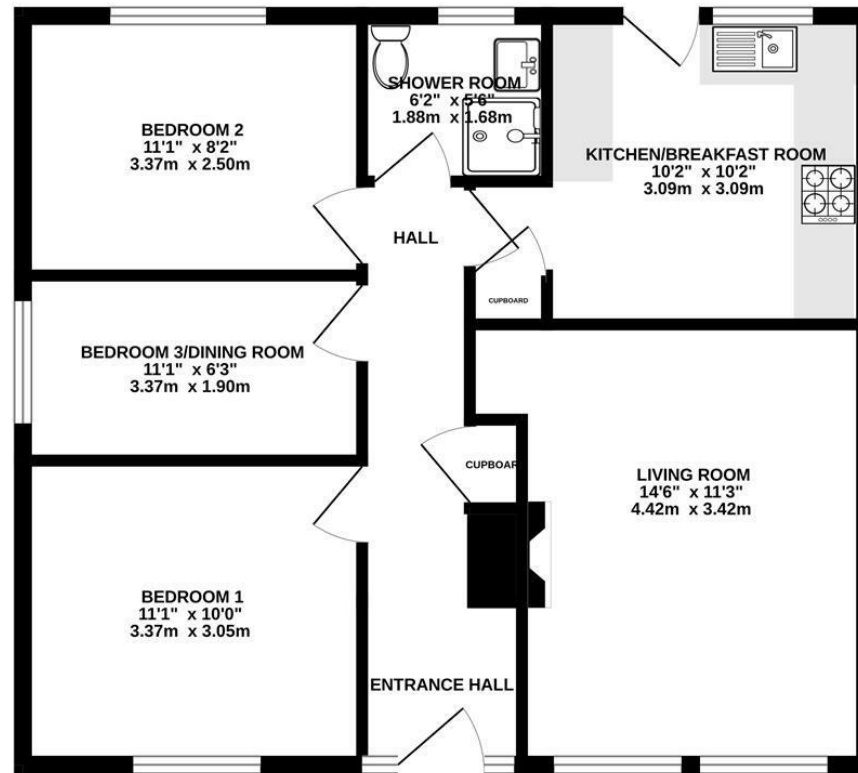
Property Construction Type- This property is a Tru-Steel frame construction.

Broad band speed: Standard: 6Mbps, Superfast: 218 Mbps, Ultrafast: 9000Mbps

Mobile phone coverage: EE, Three, Vodafone and O2.



GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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