



64 Alma Road, Up Hatherley GL51 3NB
£330,000



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• Popular location • Close to local schools and amenities • Good transport links • Chain free • Off road parking • Private and enclosed rear garden • Double glazing and gas central heating • Kitchen/Dining Room • Cheltenham Borough Council; £1,996.90 (2025/2026) • EPC C70



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

£330,000

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Entrance Hall

Double-glazed window to the front elevation, radiator, understairs storage cupboard that has a double-glazed window and includes the boiler, stairs to the first floor, and doors to all downstairs accommodation. Door to;

Lobby

A useful space which could be converted to a utility area or home office space, doors to both front and rear elevations.

Kitchen/Dining Room

Two double-glazed windows to the front elevation, double-glazed French doors to the rear, a range of matching wall and base units with worktops over, a 1-bowl stainless steel sink, space for a free-standing cooker with an extractor fan over, and space for a washing machine.

Living Room

Double-glazed window to the rear elevation, radiator.

On the first floor

Landing

Double-glazed window to the front elevation, doors to all first floor accommodation.

Bedroom One

Double-glazed window to the rear elevation, radiator.

Bedroom Two

Double-glazed window to the rear elevation, built in wardrobe, radiator.

Bedroom Three

Double-glazed window to the front elevation, radiator.

Outside

To the front of the property, you have a driveway providing off-road parking along with an area of lawn and an oak tree, which is subject to a tree preservation order. To the rear of the property, you have a good-sized and private garden, mainly laid to lawn with a patio area.

Location

Alma Road is situated in the popular area of Up Hatherley on the outskirts of Cheltenham. Up Hatherley offers excellent local facilities, including a large supermarket, doctor's surgery, community centre and library. There is a local bus service providing access to the town centre and schools, both secondary and primary.

Material Information

Please note, there is a tree at the front of the property which is in the property's boundary. This tree is subject to a Tree Preservation Order.

Tenure: Freehold.

Council Tax Band: Tax Band C

Local Authority and Rates: Cheltenham Borough Council; £1,996.90 (2025/2026)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

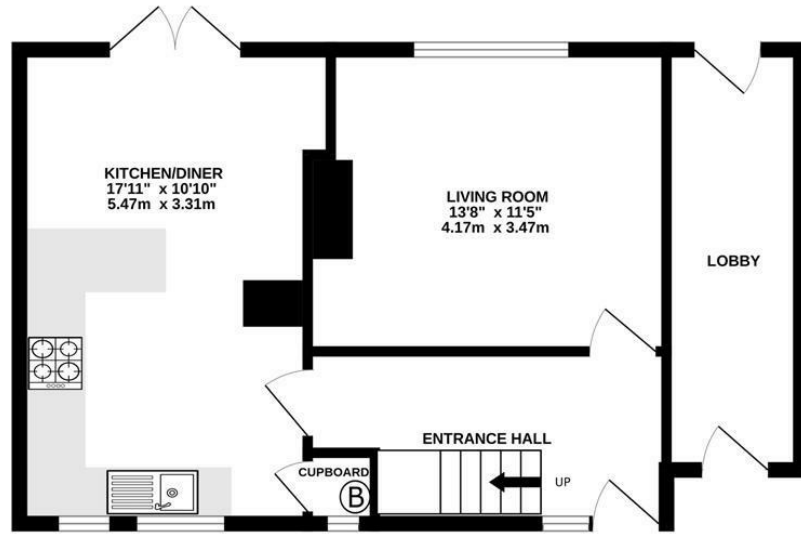
Heating: Gas central heating

Broadband speed: Standard 7 Mbps, Superfast 80 Mbps, Ultrafast 1000 Mbps.

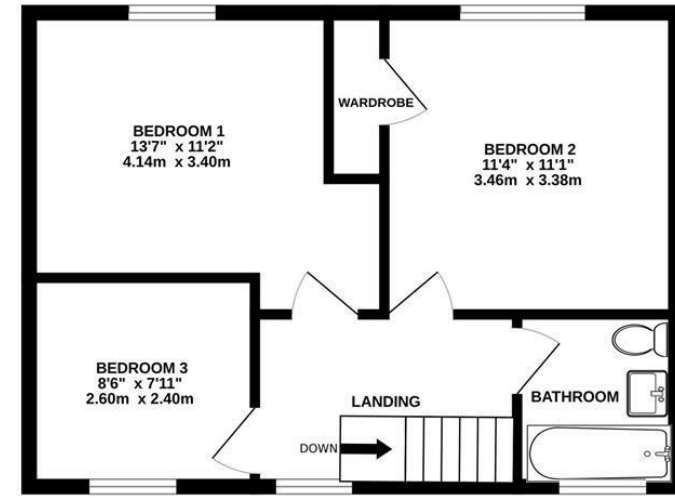
Mobile phone coverage: EE(Likely), Three(Likely), O2(Likely) and Vodafone(Likely)



GROUND FLOOR
509 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 946 sq.ft. (87.9 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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

