

# CR COOK Residential

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- ONWARD CHAIN COMPLETE
- SEMI DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- THREE RECEPTION ROOMS
- TWO FAMILY SHOWER ROOMS
- DRIVEWAY PROVIDING OFF ROAD PARKING



Offers in Excess of £375,000

**Hollis Road,  
Hatherley  
GL51 6JL**

# Hollis Road, Hatherley

An extended, semi-detached family home situated in popular Hatherley. The well-presented accommodation comprises three bedrooms, two shower rooms, three reception rooms, a kitchen, a utility room and a garage.

The property enters the hallway, where wood effect flooring flows into most of the downstairs accommodation. There is space to hang coats, stairs to the first floor with a storage cupboard below and solid oak doors to the downstairs accommodation.

To the front of the property is the living room with a large window bringing in natural light. There is an open chimney breast with a marble hearth with an inset wood burner, and a tall modern radiator.

An archway opens into the dining room and then into a sunroom with views out to the garden through double French doors.

A galley kitchen has views to the side of the property and offers a range of fitted white wall and base units with wooden worktops, tiled splashbacks and an inset ceramic sink with a mixer tap. Integrated appliances include an induction hob, an extractor hood, a Siemens double oven, and a tall fridge.

The utility room has space and plumbing for a washer-drier and dishwasher or tumble drier. Doors give access to the shower room and the rear garden.

The shower room, accessed via the utility room, offers a white suite comprising a shower enclosure, a vanity unit with an inset low-level WC and basin and a mirrored cabinet above.

Upstairs, the landing area leads to the three bedrooms and a family shower room. Neutral carpeting flows into the bedrooms, and a hatch leads to the loft space above.

Bedrooms one and two are doubles, and bedroom three is a single. All benefit from built-in cupboards, with bedroom one having mirrored wardrobes along one wall as well.



*Passionate About Property...*



The family shower room has tiled walls, a heated towel rail and a white suite comprising a double walk-in shower unit, a low-level WC, and a basin.

Outside, the enclosed rear garden is laid to lawn with a patio area and a path leading to a gravelled area with a garden shed. There is a single garage accessed from the side of the property. Double gates lead to a carport and a brick driveway to the front with off-road parking for multiple vehicles.

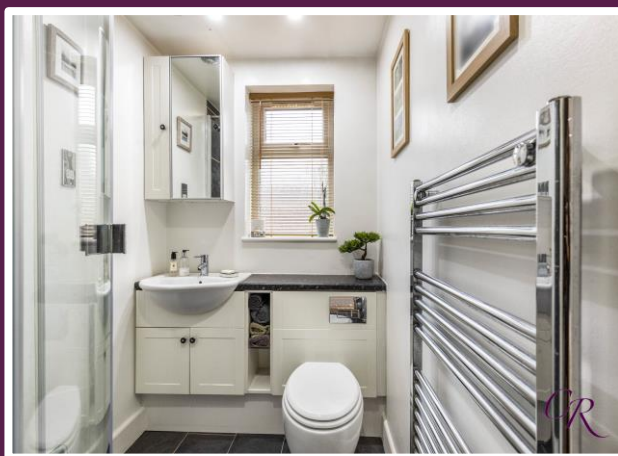
Further benefits to the property are gas central heating, double glazing, and the the onward chain is complete.

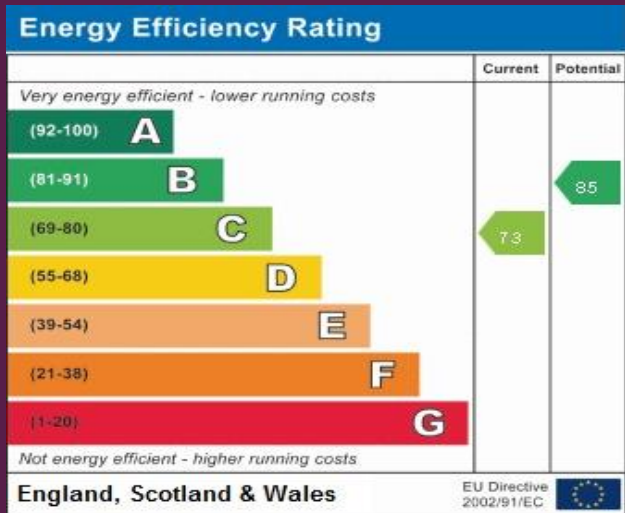
Tenure-Freehold  
Council Tax-C

Hatherley is a suburb of Cheltenham and provides excellent access to the A40 and M5 as well as being on many regular bus routes to the town centre. Major supermarkets and local amenities, including a doctor's surgery, library, and two local gastropubs, are all within easy reach. The Cheltenham Spa train station and the popular Tivoli, Lansdown, and Montpellier districts. Hatherley is often sought-after due to its excellent catchment for primary and secondary schools.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors.

*Passionate About Property...*

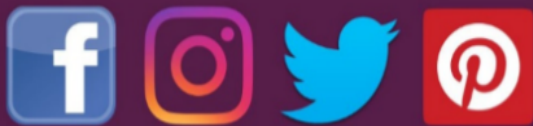




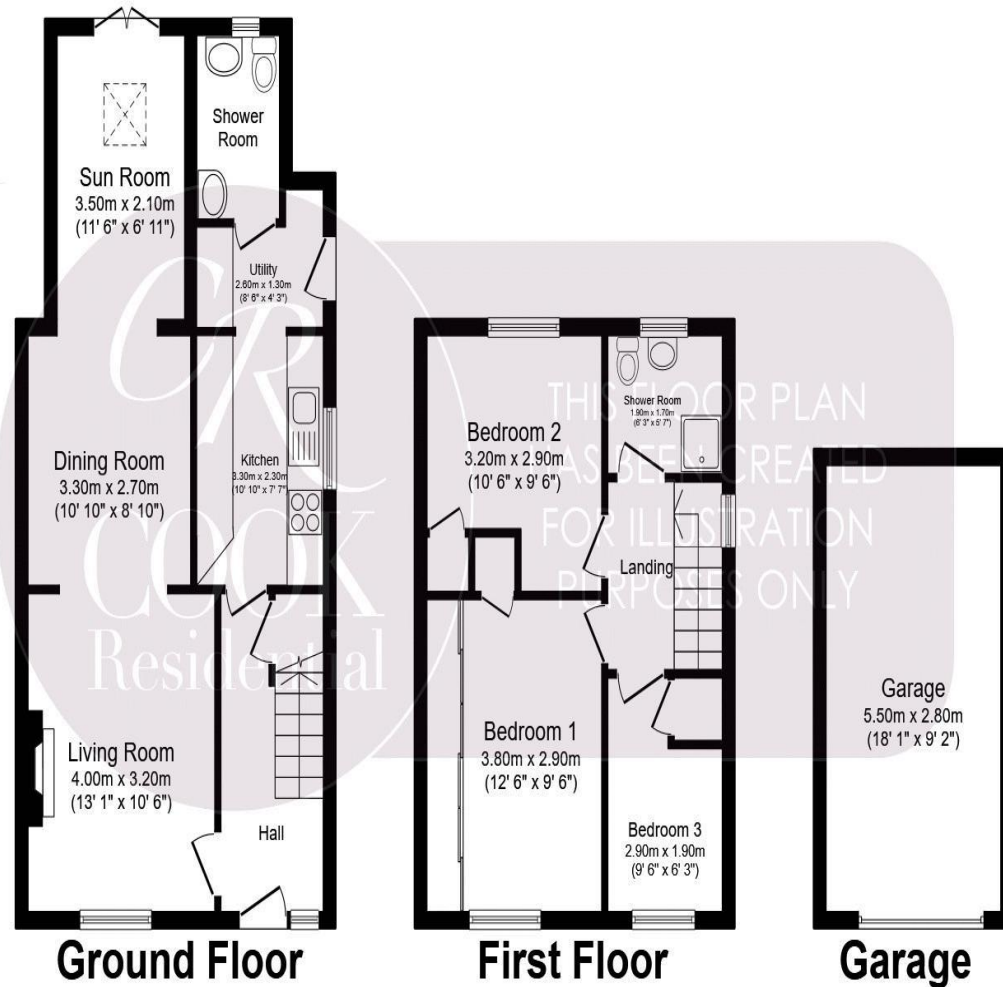


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**BEST**  
ESTATE AGENT GUIDE  
2022



Total floor area 100.4 m<sup>2</sup> (1,081 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)