

# HUNTERS®

HERE TO GET *you* THERE



## Calverley Mews

Up Hatherley, Cheltenham, GL51 3RL

Asking Price £375,000



Council Tax: C



# Calverley Mews

Up Hatherley, Cheltenham, GL51 3RL

Asking Price £375,000



Hunters Estate Agents are delighted to offer this superb family-orientated modern THREE BEDROOM, and THREE RECEPTION ROOM semi-detached home complete with TWO BATHROOMS, off road parking and a private rear garden.

Offered for sale in excellent decorative condition throughout, this fine property boasts of a modern fitted kitchen and not just one modern bathroom with a full suite but two! The En-Suite has a full bathroom suite, a rare sight in any house.

The garage has been converted into a second reception room, ideal as a large study/home office/gym/playroom/formal dining room for large gatherings or of course, a 4th double bedroom, perfect for guests or teenagers looking for independence.

In addition to all the features above, the property has been extended to the rear with a third reception room/sunroom.

Outside, the property continues to impress with a block paved driveway large enough to host up to three vehicles. At the rear there is a garden that enjoys a high degree of privacy being non-overlooked, and is well tended and low maintenance with a mix of lawn and patio, with solid fence boundaries.

This fine home is located in central Hatherley with easy access to Morisons supermarket, two local public houses, a doctor's surgery and library. Hatherley is a highly prized location for families being close to a variety of highly regarded and well performing schools at all age levels.

We genuinely believe this property offers unbeatable value for money.

All viewings are by appointment only

Tel: 01242 528500



- **Extended Three Bedroom Semi-Detached Family Home**
- **En-Suite Bathroom**
- **Fully Fitted Kitchen**
- **Off Road Parking for Several Vehicles**
- **Council Tax Band C | Energy Rating (EPC) C**

- **Three Reception Rooms**
- **Modern Family Bathroom**
- **Private and Well Presented Rear Garden**
- **Excellent Decorative Condition**
- **Tenure - Freehold**

### Living Room

14'2" x 17'1" (4.32 x 5.22)

### Kitchen

8'7" x 8'7" (2.62 x 2.64)

### Dining Room

14'8" x 7'11" (4.48 x 2.42)

### Sun Room

6'8" x 13'7" (2.04 x 4.16)

### Bedroom One

8'9" x 11'3" (2.67 x 3.45)

### En-Suite

7'11" x 5'5" (2.42 x 1.67)

### Bedroom Two

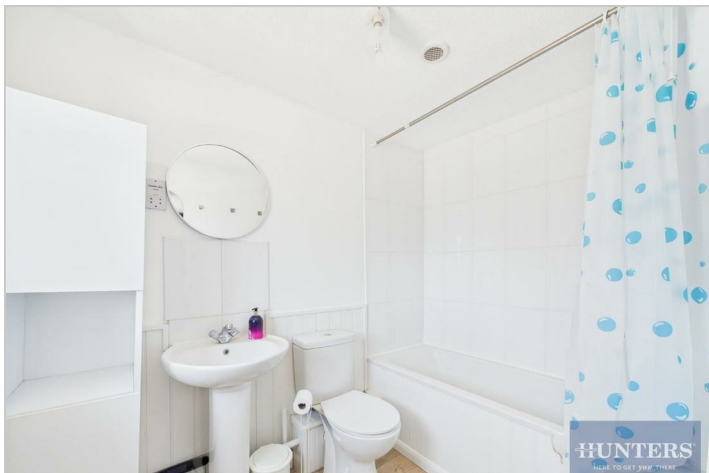
8'5" x 9'0" (2.58 x 2.76)

### Bedroom Three

8'5" x 7'9" (2.59 x 2.38)

### Bathroom

5'5" x 5'11" (1.67 x 1.82)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

**HUNTERS**  
HERE TO GET YOU THERE

**Approximate total area<sup>(1)</sup>**  
82.2 m<sup>2</sup>  
884 ft<sup>2</sup>

**Reduced headroom**  
1.1 m<sup>2</sup>  
11 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Material Information



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.