



35 Hatherley Road, Cheltenham, Gloucestershire GL51 6EB

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A three-bedroom detached house requiring extensive modernisation, offering superb scope to create a stunning family home. Situated in a sought-after residential road with pleasant open views to the rear over Dean Close School playing fields.





This three-bedroom detached house presents a rare opportunity for buyers seeking a comprehensive modernisation project in an established and popular residential location. Like many neighbouring properties that have been successfully improved, the house offers excellent potential to be transformed into an outstanding long-term family home.

To the ground floor, a wide entrance hall creates a welcoming first impression and includes a useful cloakroom. The sitting room has a fireplace with gas fire and is a bright double-aspect space with patio doors opening directly onto the rear garden, while the separate dining room flows into a conservatory that enjoys attractive garden views.

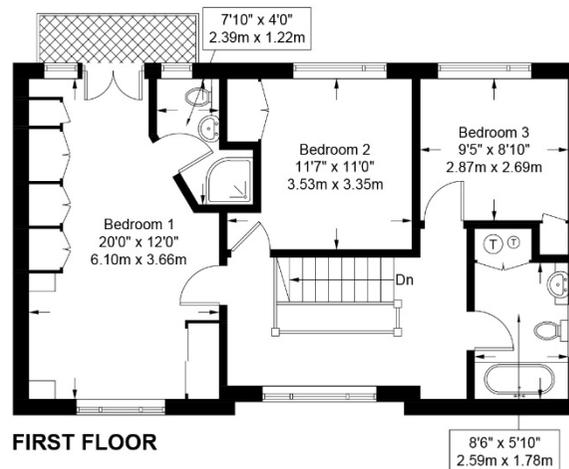
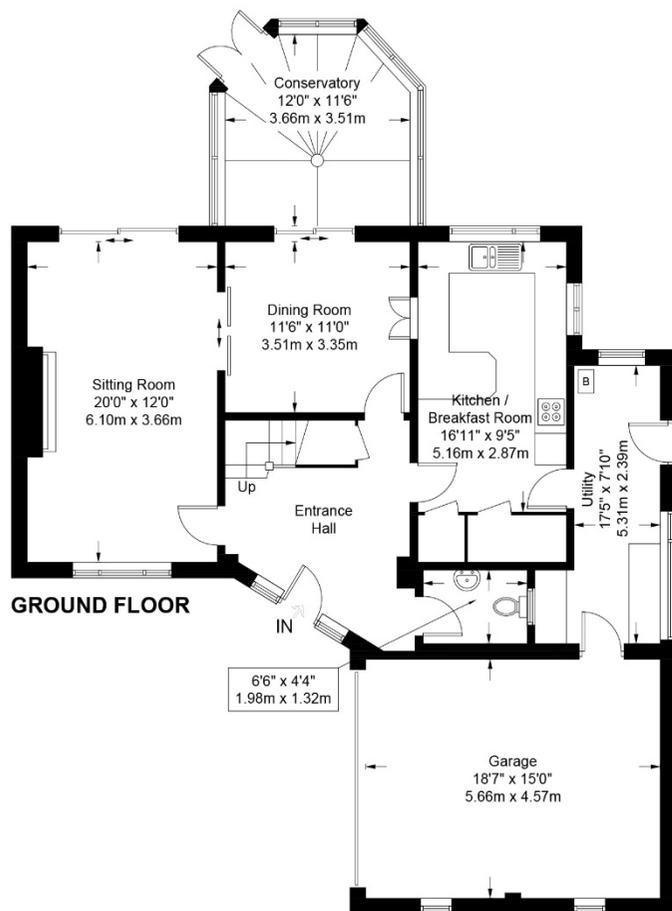
The kitchen is well proportioned and fitted with a range of base and wall-mounted units, complemented by two additional larder cupboards providing valuable storage. A separate utility room gives practical access to both the rear garden and the integral garage, which benefits from a power assisted up-and-over door.

Upstairs, a wide landing leads to the principal bedroom, which features fitted wardrobes, an en-suite shower room and double doors opening onto a rear balcony overlooking Dean Close School playing fields — a particularly appealing feature. There are two further bedrooms and a family bathroom completing the first-floor accommodation. A loft ladder gives access to a boarded and lined loft space which divided into three areas and benefits from roof line windows.

Outside, the property enjoys a mature enclosed rear garden measuring approximately 49' x 37', with access available down both sides of the house to the front. The open outlook beyond the rear boundary enhances the sense of space and privacy.

Additional benefits include gas-fired central heating to radiators and uPVC framed double-glazed windows. The property now offers an exciting opportunity for buyers to modernise and significantly enhance both value and lifestyle.





General

Tenure: Freehold

Services: All mains services are believed to be connected

Local Authority: Cheltenham Borough Council

Council Tax: Band F

EPC: D – 58/71

Parking: Off street parking and garage

PLEASE NOTE: The property was subject to a subsidence claim during the period 1997 to 2000.

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 Approximate Gross Internal Area 1979 sq ft / 183.9 sq m (Including Garage)

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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