

HUNTERS®

HERE TO GET *you* THERE



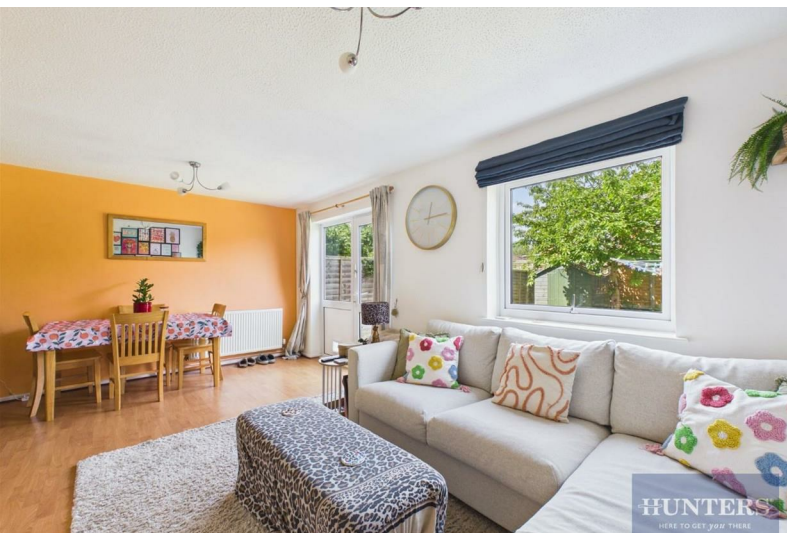
Hazebrouck Close

Hatherley, GL51 3QA

Guide Price £330,000



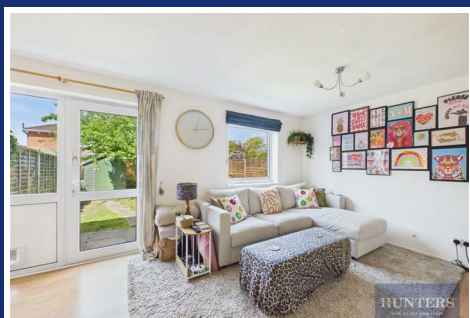
Council Tax: C



Hazebrouck Close

Hatherley, GL51 3QA

Guide Price £330,000



Hunters Estate Agents are delighted to present for sale, this immaculate modern three-bedroom semi-detached family home in the heart of Hatherley, complete with side garage and off-road parking. This fine property is offered for sale with no onward chain, so you could be living in this lovely home without delay.

Situated in a quiet cul-de-sac, this fine home benefits from being close to very desirable and highly performing schools at primary, senior and private levels. The property is also central to local amenities including three supermarkets, several shopping centres, two pubs, a doctor's surgery and a library.

The accommodation on offer includes:

Ground floor:

The private entrance hall gives access to all rooms. The large living/dining room occupies the rear half of the property and enjoys views across the North/West facing rear garden. The fitted kitchen faces the front which is a popular option and this house also has the very attractive feature of a ground floor cloakroom with wc and hand basin.

First Floor:

The property offers a traditional layout with two double bedrooms both facing the rear elevation. The third bedroom is a single room but better than average in proportion at 9' x 7' meaning a small double or a double bed would fit. The bathroom is equally generous in proportion.

Outside:

The property sits back from the road behind its own front garden that has been developed to add extra parking. The driveway leads to a private garage with mains power and light installed. The rear garden is well maintained being laid to lawn with close panel fence boundaries.

More 'Material Information' about this property can be found at:

reports.spectre.uk.com/s/0tlct

We highly recommend this well priced family home as a great place to raise a family.

All viewings are by appointment only.

Tel: 01242 528500

- Three Good Sized Bedrooms
- Garage and Off Road Parking
- Ground Floor Cloackroom with wc
- Close to Excellent Schools
- Council Tax Band C | Energy Rating (EPC) C
- Large Living/Dining Room
- Private Well Maintained Rear Garden
- Modern Kitchen and Bathroom
- Easy Access to GCHQ, M5 Junction 11 and Central Cheltenham
- Tenure - Freehold

Living Room / Dining Area
9'11" x 17'7" (3.03 x 5.37)

Kitchen
10'4" x 8'0" (3.15 x 2.44)

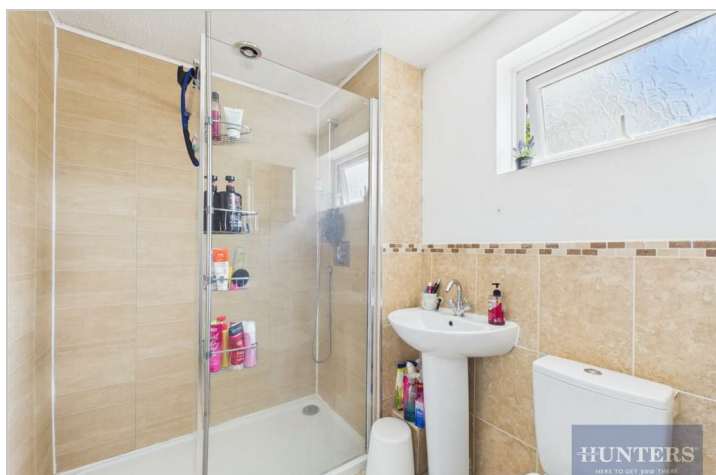
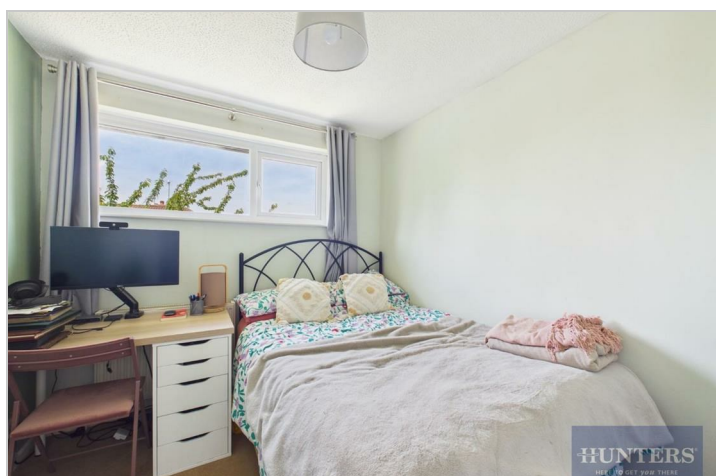
WC
4'11" x 4'0" (1.52 x 1.24)

Bedroom One
10'7" x 9'3" (3.24 x 2.83)

Bedroom Two
10'0" x 8'2" (3.05 x 2.51)

Bedroom Three
9'0" x 7'2" (2.76 x 2.19)

Bathroom
5'11" x 10'2" (1.81 x 3.10)



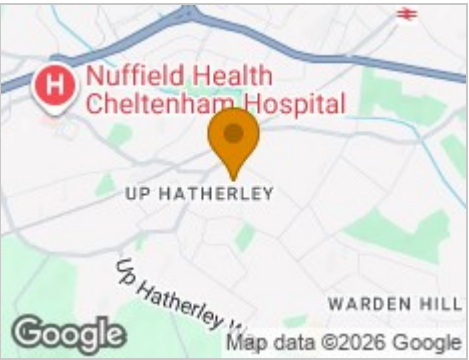
Road Map



Hybrid Map



Terrain Map



Floor Plan



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.