

11 Justicia Way

Up Hatherley, Cheltenham, GL51 3YH

Offers over £260,000

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Murdock and Wasley are proud to present this beautifully presented, two bedroom terraced home, situated in the ever popular Hatherley, Cheltenham, this well presented home offers comfortable living space throughout, as well as the benefits of garage and off road parking, making it an ideal first time buy or investment opportunity.

The accommodation comprises of, Kitchen, Lounge, Two Bedrooms and family bathroom, to the rear of the property is an enclosed garden, garage and off road parking.

Situated close to local amenities, schools and transport links, the property offers easy access to the Cheltenham Town Centre and the M5 motorway.







Entrance Hall
Accessed via a upvc double glazed front door, radiator, stairs leading to first floor, door leading to:

Lounge
TV point, power points, radiator, front aspect upvc double glazed window

Kitchen
Range of base, wall and drawer mounted units, roll top work surfaces, sink unit with drainer and mixer tap over. Appliance points, power points, integrated oven, four ring gas hob with extractor hood over, space for fridge freezer and washing machine, radiator, partly tiled walls, rear aspect upvc double glazed window, upvc double glazed door leading to garden.

Bedroom 1
Power points, radiator, front aspect upvc double glazed window.

Bedroom 2
Power points, radiator, built in storage cupboard, rear aspect upvc double glazed window

Bathroom
Suite comprising of, panelled bath with electric wall mounted shower over, low level wc, wash hand basin with storage cupboards underneath and separate taps over. heated towel rail, partly tiled walls, rear aspect frosted upvc double glazed window.

Outside
To the front of the property is a slabbed pathway leading to the front door with small flat lawn either side.

The rear of the property features a fully enclosed garden, comprising of decorative stone and patio area with flat lawn bordered by shrubs and bushes.

A gate provides convenient access to the parking and garage at the rear. The garage boasts a personnel door with access from the rear garden, and is also accessed by an up and over door at the front. In front of the garage there is off road parking for two cars.

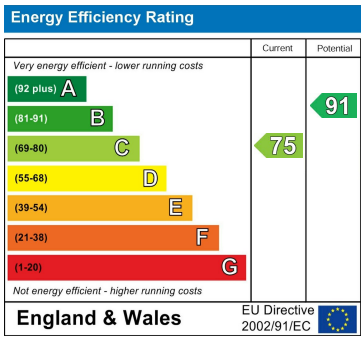
Tenure
Freehold

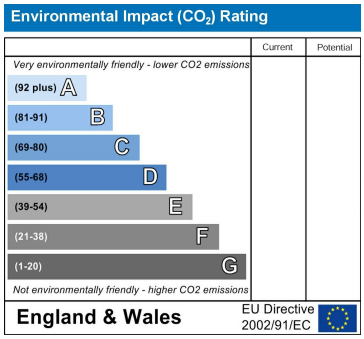
Services
Mains water, Gas, Electricity and Drainage.

Local Authority
Cheltenham District Council:
Council Tax Band B

Awaiting Vendor Approval
Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.







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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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