

HUNTERS®

HERE TO GET *you* THERE



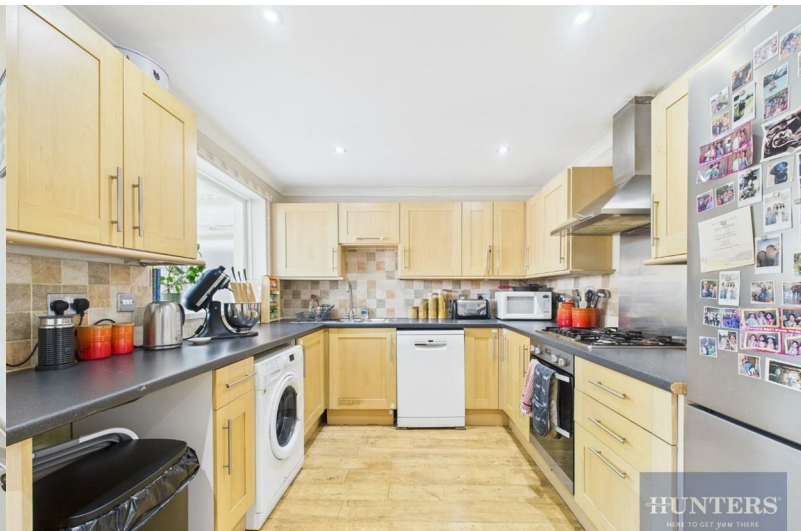
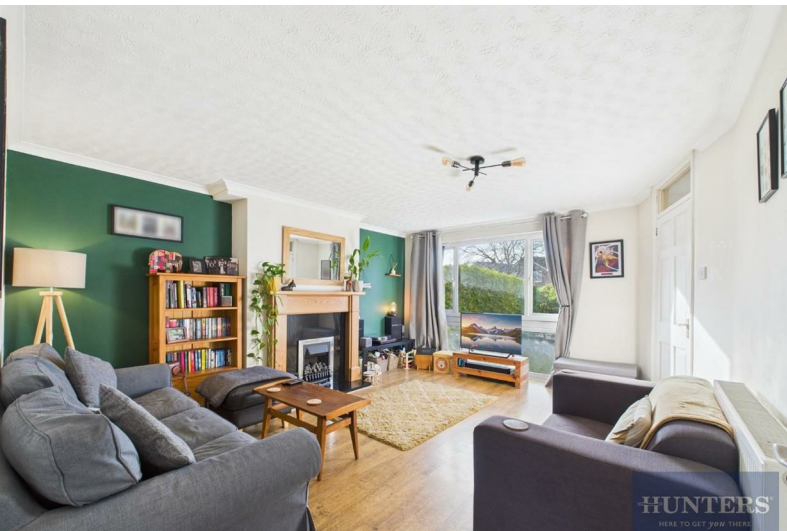
Hatherley

Cheltenham, GL51 3LG

Asking Price £290,000



Council Tax: C



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Hunters Estate Agents have a fabulous three bedroom family home in Broad Oak Way complete with an en-bloc garage, allocated off road parking and a large rear conservatory.

Offered for sale in excellent decorative condition throughout, this superb property is perfect for any young family being located within walking distance from of a range of highly performing primary and senior schools. The accommodation includes the following:

On the first floor there is a light and airy living room to the front elevation with an open plan kitchen/diner to the rear. From the kitchen there is access to an impressive dwarf wall conservatory, a very useful addition.

On the first floor there are two double bedrooms, a single bedroom and a family bathroom.

Outside there is a low maintenance garden to the rear with pedestrian access to the rear, There is a garage en-bloc.

This is a lovely home with the benefit of the large conservatory that can be used as either a separate dining room for large family gatherings or a fabulous playroom, or even a home office. This must be the best three bedroom house in central Hatherley under £300,000.

This property comes highly recommended and all viewings are by appointment only.

- Three Bedroom Family Home Built Circa 1978
- Large Living Room
- En-Bloc Garage and Parking
- Close to Excellent High Performing Schools
- Council Tax Band C | Energy Rating (EPC) C (exp)
- Open Plan Kitchen/Dining Room
- Full Sized Dwarf Wall Conservatory
- Private Rear Garden
- Close to Local Amenities
- Tenure - Freehold

Living Room

13'0" x 15'1" (3.98 x 4.62)

Kitchen / Dining Area

16'0" x 9'1" (4.88 x 2.77)

Conservatory

14'0" x 9'0" (4.29 x 2.76)

Bathroom

6'7" x 6'0" (2.02 x 1.83)

Bedroom One

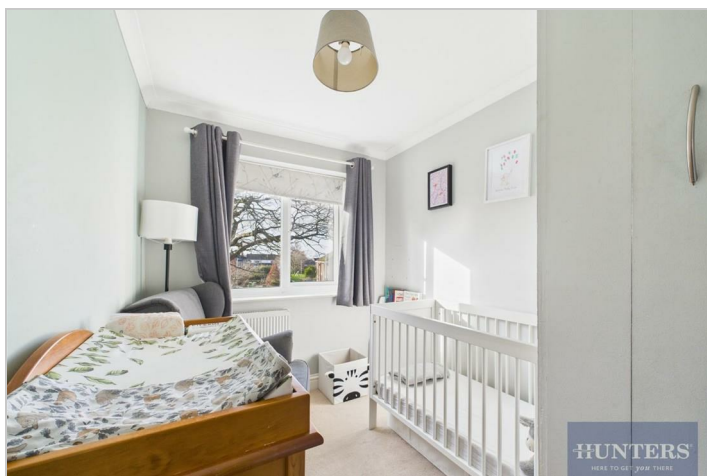
9'1" x 12'6" (2.78 x 3.82)

Bedroom Two

9'0" x 11'10" (2.76 x 3.61)

Bedroom Three

6'8" x 9'4" (2.05 x 2.87)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0

Floor 1

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Approximate total area⁽¹⁾
80.8 m²
871 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.