



Browning Mews, Hatherley, GL51 3NN

Guide Price £265,000





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Hatherley, GL51 3NN

This attractive end of terrace home is set within a quiet residential position in Hatherley and is designed in a charming cottage style, featuring exposed brickwork and decorative beams that add warmth and character throughout. Offering well-balanced and practical accommodation, that has been refurbished throughout, the property also benefits from a driveway providing off-road parking, an en-bloc carport, and a westerly facing rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Two Bedroom End Terrace Home In A Quiet Residential Setting
- Cottage Style Design With Exposed Brickwork And Decorative Beams
- Open Plan Sitting/Dining Room With Conservatory
- Westerly Facing Rear Garden With Side Access
- Driveway Parking Plus En-Bloc Carport
- No Onward Chain



CR



CR



CR



CR

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Entrance Hall: A welcoming entrance space providing access to the kitchen and sitting/dining room.

Kitchen: Positioned to the front of the property, the kitchen is fitted with a range of wall and base units with work surfaces over and tiled splashbacks. There is an integrated hob, oven and extractor hood, along with space for a tall fridge freezer and washing machine. An inset sink sits beneath the window, and the layout makes good use of the space.

Sitting/Dining Room: A bright and spacious open-plan living area featuring decorative beams and a staircase rising to the first floor. There is ample space for both seating and dining, with a window overlooking the rear garden and a door leading through to the conservatory.

Conservatory: A useful additional reception space with doors opening out to the garden, providing an ideal area for relaxing or entertaining.

Landing: The landing provides access to both bedrooms and the bathroom.

Bedroom One: A comfortable double bedroom with a window to the rear.

Bedroom Two: A single room ideal as a home office or nursery, benefiting from built-in storage and a front aspect window.

Bathroom: Fitted with a white suite comprising a bath with shower over, wash hand basin and WC, with a skylight allowing natural light into the room.

Garden: The property benefits from a westerly facing rear garden, mainly laid to lawn with a patio area and a useful garden shed. There is side access leading out to the en-bloc carport.

Parking: To the front, there is a driveway providing off-road parking for one vehicle as well as an en bloc car port providing an additional space.

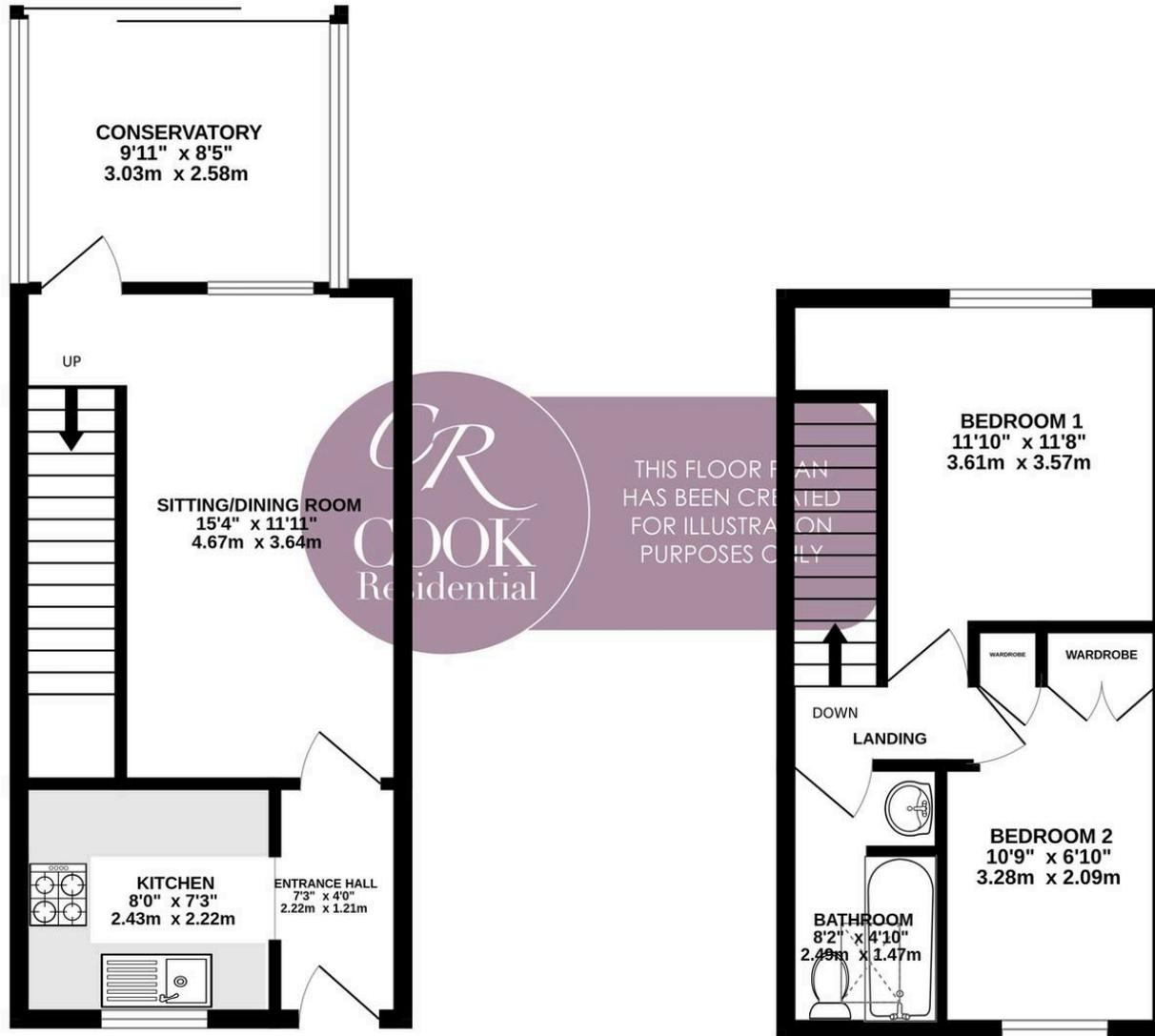
Location: Hatherley is a popular residential area on the southern edge of Cheltenham, known for its strong community feel and excellent local amenities. The area offers a range of shops, supermarkets, and cafes, along with well-regarded schools and easy access to green spaces. Regular transport links provide convenient routes into Cheltenham town centre, while nearby road connections offer access towards Gloucester and the M5, making it a practical and well-connected place to live.

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GROUND FLOOR
354 sq.ft. (32.9 sq.m.) approx.

1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 617 sq.ft. (57.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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