

HUNTERS®

HERE TO GET *you* THERE



Hatherley Road

Cheltenham, GL51 6ET

Asking Price £240,000



Council Tax: C



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Located on an attractive elevated position, set back from the Hatherley Road is this lovely two-bedroom semi-detached bungalow complete with private parking and a covered carport. This fine property does require cosmetic upgrading, enabling the buyer to create their own bespoke home for the future.

This fine bungalow offers the following accommodation:

The property is set back from the main road via a small no-through service road creating a very pleasant private/exclusive feel to the bungalow. The property is further set back behind its own private low maintenance fore-garden with side parking. The main entrance hall gives access to all rooms. The two good sized bedrooms sit to the front of the property with the living room and kitchen enjoying views across the private rear garden. Central to the property is the bathroom with a fully fitted suite.

The property sits in the middle of Hatherley Road with the added benefit of being close to all the facilities that Hatherley is known for with its two local public houses, several shopping centres, doctors surgery, excellent schools and three supermarkets, whilst also being just 33 minutes' walk to Montpellier (taken from googlemaps) with access to all the wonderful facilities Cheltenham has to offer.

Trusteel properties are considered as non-standard construction and remain fully mortgageable and insurable. Hatherley boasts of several developments by the same builder in Kentmere Close, Keswick Road, Alma Close and more. This particular home feels more exclusive than the aforementioned areas due to being on a small close of just four properties.

SUMMARY:

Hatherley Road is one of the best-known premium roads of Cheltenham being so perfectly positioned for access to the M5 Junction 11, GCHQ, Central Cheltenham and the Rail Station. A small amount of investment to cosmetically improve the property will pay dividends with this easy to manage low maintenance single story home.

Viewings by Appointment Only.

- Two Bedroom Semi-Detached Bungalow
- Elevated Position
- Requires Cosmetic Updating
- NO ONWARD CHAIN
- Council Tax band C (estimated £2,106.24 per year) | Energy Rating (EPC) tbc
- Private, Flat and Easy to Manage Rear Garden
- Small/Exclusive Cul-De-Sac of just Four Properties
- Trusteel Construction
- Off Road Parking and Carport
- Tenure - Freehold

Living Room

16'2" x 11'11" (4.93 x 3.64)

Kitchen

10'5" x 8'4" (3.20 x 2.56)

Bathroom

8'0" x 5'5" (2.46 x 1.66)

Bedroom One

13'8" x 10'4" (4.17 x 3.16)

Bedroom Two

11'4" x 8'2" (3.46 x 2.51)



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			
(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.