

HUNTERS®

HERE TO GET *you* THERE



Hatherley Lane

Hatherley, Cheltenham, GL51 6PW

Guide Price £325,000



Council Tax: C



Hatherley Lane

Hatherley, Cheltenham, GL51 6PW

Guide Price £325,000



Hunters Estate Agents are delighted to present this charming two double bedroom extended traditional detached bungalow to the sales market complete with a private rear garden, garage and off road parking.

This fine property requires a some renovation including a full re-wire, new heating system, kitchen, bathroom and decor. The resulting property will be very desirable. All the assets of a property that you can't change, the location, proximity to facilities, rear garden size and south facing rear garden etc are all perfect and exactly as a buyer would want.

The bungalow offers the following accommodation.

The entrance runs through the middle of the property and is a warm and welcoming hallway. The main sitting room is a large bay-fronted room overlooking the front. Bedroom two and the bathroom sit to the left. The main bedroom has a lovely private aspect overlooking the rear. The large extended kitchen will be a lovely central hub of the property creating a wonderful 'day space' for the owners and an equally attractive entertaining room for guests. The rear conservatory has visible defects and will require removing or upgrading. To the side, there is uPVC porch/wellie room.

Outside:

The property is set back from the road behind a front garden and off road parking for two vehicles. The garage is much wider than average with good head-height. There is plenty of room for a large family car and storage. To the rear, there is a good sized south facing garden which enjoys a good degree of privacy.

Hatherley Lane stretches from central Hatherley to The Reddings and the bypass. This property is right at the beginning of the road enjoying easy pedestrian access to a local school, a row of shops and a local bus stop. Anyone looking for easy access to the M5 could not do much better with a direct route to Junction 11. This is a fabulous property and one that we highly recommend to anyone looking to create a bespoke home of their choice/design.

- Two Bedroom Traditional Semi-Detached Bungalow
- Larger than Average Garage and Off Road Parking
- Added Porch and Conservatory
- NO ONWARD CHAIN
- Council Tax Band C | EPC Rating E

- Large Rear Kitchen Extension
- Very Pleasant and Private Rear Garden
- Requires Some Renovation
- Fabulous Location Close to Amenities and Schools
- Tenure - Freehold

Living Room

11'10" x 15'5" (3.63 x 4.71)

Kitchen / Dining Area

13'10" x 19'1" (4.23 x 5.84)

Bedroom One

11'10" x 12'0" (3.63 x 3.66)

Bedroom Two

8'0" x 9'8" (2.46 x 2.95)

Bathroom

8'0" x 6'11" (2.45 x 2.12)

Sunroom

14'1" x 5'9" (4.30 x 1.76)

Porch

4'10" x 7'5" (1.48 x 2.27)

Garage

12'0" x 19'7" (3.66 x 5.99)



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.