

HUNTERS®

HERE TO GET *you* THERE



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Planets Lane

Up Hatherley, Cheltenham, GL51 6GR

Asking Price £420,000



Council Tax: D



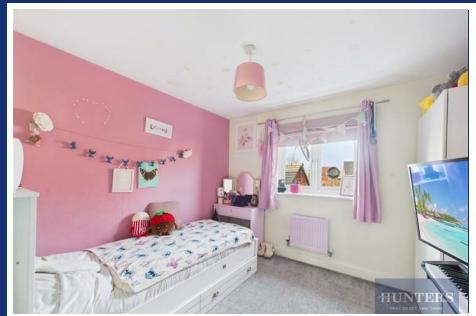
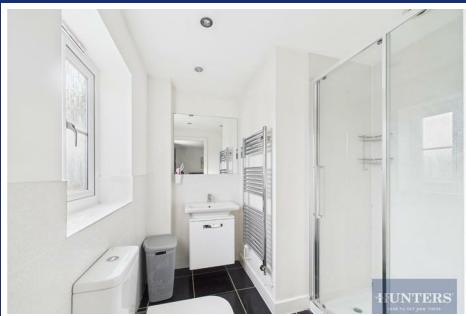
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Hunters of Cheltenham are delighted to offer this modern three bedroom detached family home to the sales market complete with two off road parking spaces and a private garage located to the left of the house.

This fine property is a credit to its owners and is presented for sale in good condition both inside and out. The property excels at busy family life with generous rooms with a private rear garden which enjoys a good degree of privacy.

The layout consists of the following:

Ground Floor: The living room is a lovely relaxing room located at the front of the property. The fully fitted kitchen/breakfast room sits to the rear of the property. The ground floor also has a large cloakroom with WC.

First Floor: The main bedroom has a dedicated en-suite bathroom. Bedroom two and three enjoy views to the rear and are serviced by a modern family bathroom.

Outside: This lovely property is roadside facing with side parking and a private garage. The rear garden is one of the best plots being north-westerly facing and very private.

Summary: This outstanding property offers a family excellent quality fittings and good décor throughout. All the bedrooms and the reception room are impressive. The enviable outdoor space rounds off an exceptional package. The area also boasts of excellent broadband capability with a reported 10,000mb ftpp supply.

All viewings are strictly by appointment only.

- Three Bedroom Detached Family Home
- Kitchen/Breakfast Room Across the Rear
- Non-Overlooked Rear Garden
- Pleasant Views to the Front
- Energy Rating (EPC) - B (exp) | Council Tax Band
- Two Bathrooms
- Generous Living Room
- Side Garage and Two Off Road Parking Spaces
- Built Approx 2012

Living Room

12'5" x 12'2" (3.79 x 3.73)

Kitchen

9'8" x 12'6" (2.95 x 3.82)

WC

5'7" x 2'9" (1.72 x 0.84)

Utility Room

4'11" x 6'5" (1.51 x 1.97)

Bedroom One

8'7" x 9'3" (2.64 x 2.84)

En-Suite

7'3" x 3'10" (2.21 x 1.18)

Bedroom Two

9'0" x 9'2" (2.76 x 2.80)

Bedroom Three

8'7" x 9'3" (2.64 x 2.84)

Bathroom

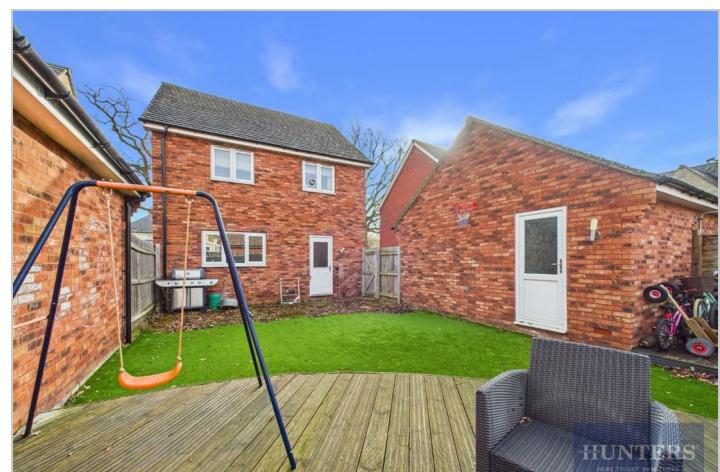
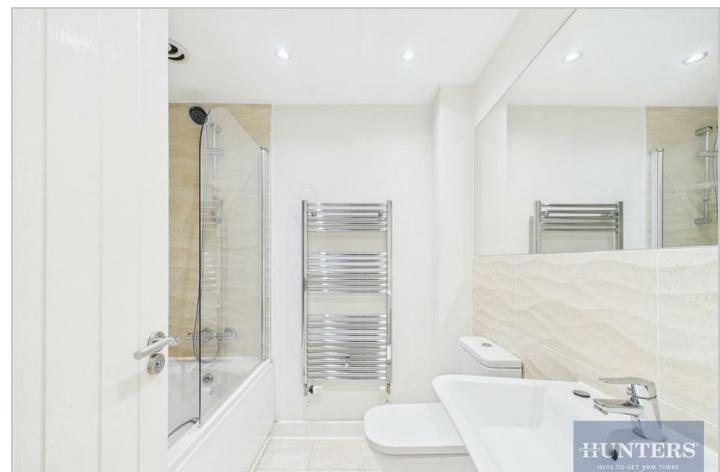
6'5" x 6'2" (1.98 x 1.89)

Garage

11'2" x 8'5" (3.42 x 2.58)

Workshop

5'4" x 8'0" (1.63 x 2.45)



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	93
(81-91)	B	81
(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.