

HUNTERS®

HERE TO GET *you* THERE



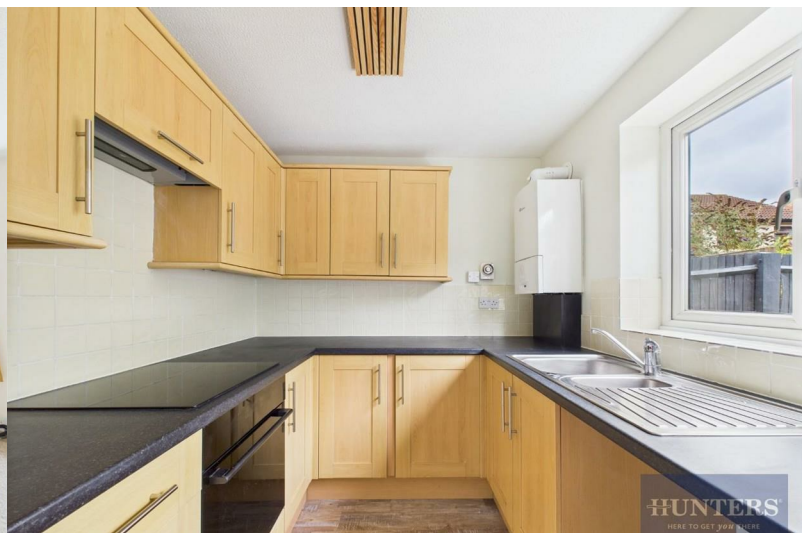
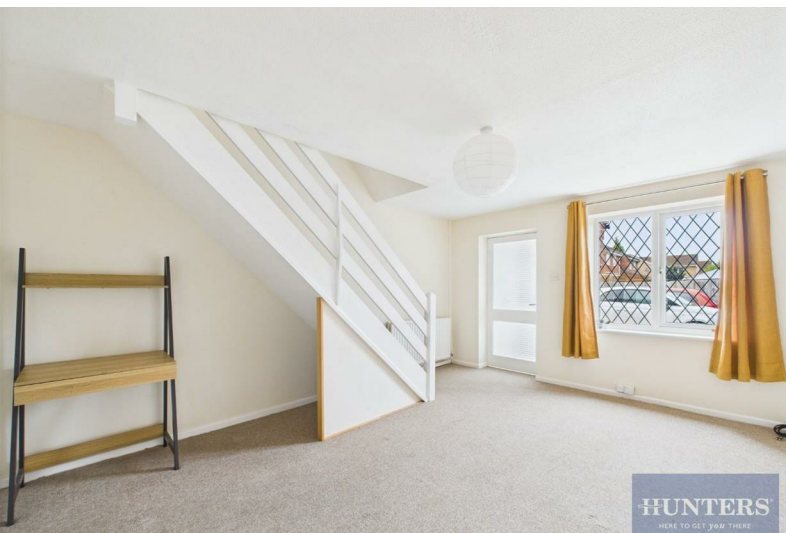
Welwyn Mews

Up Hatherley, Cheltenham, GL51 3YB

Asking Price £250,000



Council Tax: B



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Hunters Estate Agents are delighted to offer to the sales market, this superb two-bedroom modern end of terrace freehold house, complete with off road parking and private rear garden.

Welwyn Mews is within easy pedestrian reach of the ever-popular Morrison's retail centre which offers a supermarket, local public house, a library, a doctor's surgery and other retail outlets. There is also a prolific local bus service with routes to central Cheltenham, Gloucester, the rail station, Bishops Cleeve and more.

This lovely house would make a perfect first buy or a lucrative investment property having been recently re carpeted and painted throughout. The accommodation includes the following:

Ground Floor: The property benefits from an entrance porch which gives access the 15'+ living room faces the front elevation with the Kitchen spanning the rear overlooking the private garden.

First Floor: This fine property boasts of the most popular design, which has two double bedrooms, one set at each end of the property, with the bathroom located in the middle. The normal downside of this arrangement is that the bathroom is 'internal' and can suffer as a result, but this house, being end-of-terrace, benefits from having a window in the bathroom making it the best of all.

Outside: The property excels here as well, with a side access meaning owners with cycles or valuables can get easy access to the rear, equally useful for moving wheelie bins from the front to the rear. The other benefit is that the rear garden is wider than average due to the extra side access.

The rear garden is mainly laid to lawn with close panel fence boundaries.

Two off road parking spaces are provided with an allocated 'tandem' style space.

This fine property has no onward chain and ready for its next owner.

All viewings are strictly by appointment only.

- Two Double Bedroom End-of-Terrace House
- Two Off Road Parking Spaces
- Bathroom with Window
- Excellent Location for Shops and Facilities
- EPC Rating D | Council Tax Band B

- Higley Desirable Additional Side Access
- No Onward Chain
- Private Rear Garden
- Great Communications to GCHQ, M5 Junction 11 and Cheltenham
- Tenure - Freehold

Living Room

15'6" x 11'6" (4.74 x 3.52)

Kitchen

7'2" x 11'6" (2.19 x 3.52)

Bathroom

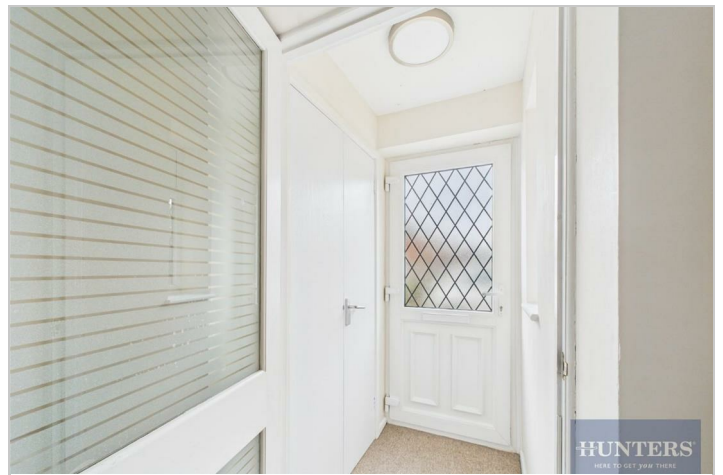
5'9" x 5'7" (1.76 x 1.72)

Bedroom One

10'0" x 11'6" (3.05 x 3.53)

Bedroom Two

7'2" x 11'7" (2.20 x 3.54)



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		87
(81-91) B		
(69-80) C		67
(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.