

HUNTERS®

HERE TO GET *you* THERE



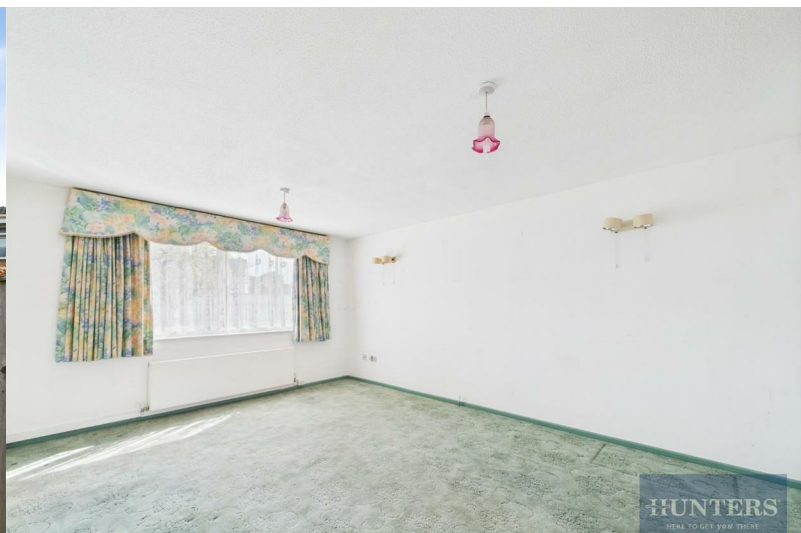
Hatherley Lane

Cheltenham, GL51 6PN

Asking Price £399,950



Council Tax: E



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Hunters Estate Agents are delighted to offer this fabulous four-bedroom, two bathroom detached family home for sale in central Hatherley. The property is located less than 60 yards from lakeside school and an easy walk to a family orientated local pub and a convenient row of shops.

Inside, the property will require cosmetic upgrading throughout, but the resulting property will be a fantastic family home in a premium location in Cheltenham.

The accommodation on offer includes:

Ground Floor: The property is approached via a very pleasant central entrance hall. The impressive 15'+ sitting room lies to the front of the property with the dining room to the rear. The fitted kitchen also overlooks the rear garden. Further rooms on the ground floor include a study/home office and a cloakroom with wc.

First Floor: The main bedroom is 12' square with an en-suite shower room off and faces the front elevation. Bedroom two, is also a double room facing the frontage. To the rear there are two further good-sized bedrooms and a family bathroom.

Summary: This must be one of the best value four-bedroom detached houses for sale in Hatherley. The rear garden is small, but it enjoys an open and private aspect with professionally laid patios and pathways. There is a good-sized single garage at the rear with access being gained via Hatherley Brake, a small cul-de-sac at the rear.

Hatherley Area: Offers a wide range of excellent features including highly sought-after well performing local schools, a choice of shopping areas including three major supermarkets', an excellent regular bus service, a doctor's surgery and a library. With several beautiful Parks and leisure areas we can think of no better place to raise a family.

All viewings are strictly by appointment only.

Tel: 01242 528500

- Detached Four Bedroom Detached House
- Three Reception Rooms
- Off Road Parking and Garage
- Close to Excellent Schools
- Council Tax Band E | Energy Rating (EPC) D
- Two Bathrooms
- Conservatory
- Perfect For Families
- No Onward Chain
- Tenure - Freehold

Living Room

11'8" x 15'8" (3.58 x 4.80)

Dining Room

13'5" x 8'3" (4.09 x 2.52)

Kitchen

10'9" x 11'9" (3.29 x 3.59)

Study

6'0" x 6'10" (1.84 x 2.10)

WC

6'0" x 2'11" (1.85 x 0.89)

Conservatory

9'10" x 9'6" (3.00 x 2.92)

Bedroom One

12'1" x 12'2" (3.70 x 3.72)

En-Suite

4'11" x 4'4" (1.52 x 1.33)

Bedroom Two

9'7" x 12'1" (2.93 x 3.70)

Bedroom Three

9'9" x 7'0" (2.98 x 2.15)

Bedroom Four

6'7" x 10'0" (2.01 x 3.06)

Bathroom

8'1" x 5'6" (2.47 x 1.69)

Garage

8'4" x 16'2" (2.56 x 4.93)



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		85
(69-80) C		
(55-68) D	68	
(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.