

HUNTERS®

HERE TO GET *you* THERE



Greatfield Lane

Up Hatherley, GL51 3QQ

Sealed Bid Guide - £290,000



Council Tax: D



Greatfield Lane

Up Hatherley, GL51 3QQ

Informal Tender £290,000



- **Requires FULL Refurbishment**
- **En-Suite Bathroom**
- **Good Size Rear Garden**
- **Fabulous Location for Schools**
- **EPC Rating: D**

- **Three Bedroom Semi-Detached**
- **Large Kitchen and Utility Room**
- **Off Road Parking + Half Garage**
- **Two Bedrooms on First Floor**
- **Council Tax Band: D**

Sealed Bid/Informal Bid Process: Anyone wishing to view this property will be given a bid form at the viewing. If you would like your bid to be considered, please complete the form and return to us in a sealed envelope along with any supporting documents before 12:00 midday Friday 12th May 2023.

Hunters Estate Agents are delighted to offer for sale, this superb 1960's chalet style three bedroom extended semi-detached family home, set within the highly sought-after Up Hatherley residential district. This design is one of the most sought-after due to its flexible layout and ability to be extended to a four-bedroom house at a relatively low cost.

Originally sold as three-bedroom houses with two bedrooms on the first floor and one on the ground floor, many of these properties have had a full width rear first floor extension to provide either four bedrooms or three with an en-suite. This house has already had the en-suite added, a further bedroom could also be easily added in the future (subject to obtaining all the relevant planning permissions).

On the ground floor there is a large side extension providing a large kitchen and utility room. This leaves space in the house for a very impressive 'L' shaped living/dining room.

This property is now ready to be refurbished throughout and the time is ideal for its next owner to make this house into the fabulous modern home that it should be.

The local bus service is easily accessible from the house with routes to Cheltenham, Gloucester, the rail station and more. Further afield, there is pedestrian access to two different rows of shops at Caernarvon Court. and the Grovefield Way Morrisons development. Also, all within a mile radius are several junior schools, Bournside senior school, a doctor's surgery, a library and two, family orientated pubs.

All viewings are strictly by appointment only

Living Room

19'8" x 11'6" (5.99m x 3.51m)

Dining Room

13'10" x 8'9" (4.22m x 2.67m)

Kitchen

13'4" x 7'9" (4.06m x 2.36m)

Bedroom Three / Study

10'5" x 9'3" (3.18m x 2.82m)

Bedroom One

12'6" x 10'7" (3.81m x 3.23m)

Bedroom Two

9'4" x 8'7" (2.84m x 2.62m)

Bathroom

13'4" x 7'9" (4.06m x 2.36m)

En suite

9'11" x 7'1" (3.02m x 2.16m)



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			82
(69-80) C			
(55-68) D		59	
(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.