

HUNTERS®

HERE TO GET *you* THERE



Langdale Road

Hatherley, Cheltenham, GL51 3LY

Offers In Excess Of £305,000



Council Tax: C



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A beautifully presented, two bedroom, semi-detached bungalow situated in the popular setting of Hatherley. This fine property comes complete with a non overlooked rear garden, a conservatory, garage and large usable summer house.

This fine home has an additional side porch that does restrict garage access however, there is ample off road parking available. Inside, the property is an absolute credit to its owner with modern kitchen and bathroom fittings.

Hatherley is well regarded for it's local amenities and pleasant scenery, with bus routes to Cheltenham Town Centre where you will find a host of shops, restaurants and bars. Bournside School is a short walk away, as is Hatherley Park with its beautiful walks and scenery and child's play area.

This property boasts light and spacious accommodation, with a modern finish throughout.

Layout briefly comprises; porch leading in to the entrance hall, family bathroom to the front of the property offering a white, three piece suite including shower over bath, decent living room featuring a bay window, large master bedroom, contemporary kitchen equipped with integral washing machine and dishwasher, four ring gas hob and electric oven. The second bedroom is located to the rear of the property, before the conservatory which offers French doors opening out to the rear garden.

The nicely landscaped garden enjoys a high degree of privacy, with a generous summer house at the rear of the garden.

Further benefits include garage with power and light, gas central heating, double-glazing throughout and driveway parking.

All viewings are by appointment only

- Semi-Detached
- Two Bedrooms
- Conservatory
- South-West Facing Garden
- Garage

- Partially Converted Loft
- Modern Spec
- Family Bathroom
- Summer House
- Driveway Parking

Living Room

15'5" x 12'1" (4.70 x 3.69)

Kitchen

12'4" x 7'5" (3.77 x 2.28)

Bedroom 1

11'10" x 10'2" (3.62 x 3.12)

Bedroom 2

10'9" x 12'6" (3.30 x 3.83)

Bathroom

6'10" x 5'5" (2.09 x 1.67)

Conservatory

6'9" x 11'1" (2.08 x 3.39)



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		
	62	78
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.