

# HUNTERS®

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## Hatherley Road

Hatherley, Cheltenham, GL51 6HU

Guide Price £385,000



Council Tax: D



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Hunters Estate Agents of Cheltenham are delighted to offer for sale, this fabulous modern link-detached three-bedroom family home, with an exceptional rear garden, utility room and ground floor wc.

The accommodation includes:

Ground Floor: Entrance hall; the sitting room occupies the full width of the front elevation with the dining room and the separate kitchen sitting to the rear. Off the kitchen there is a large utility/boot room. Further doors from the utility room leads to the generous garage, a cloak room with wc and rear garden.

First floor: Three good sized bedrooms with bedroom one being a large double room facing the frontage as does the single bedroom three, the second double bedroom and the bathroom occupy the rear.

Outside: The property sits well back from the popular Hatherley Road behind its own lawned fore garden with a driveway leading to the garage. At the rear there is an 80'+ rear garden beautifully landscaped and a testament to the previous owners love of gardening.

This highly desirable house will require some upgrading with the bathroom and kitchen being a little dated and the heating system, whilst we are assured works very well, could benefit from upgrading hence the extremely attractive asking price.

Hatherley is a premier suburb of Cheltenham located just west of the town centre and is perennially popular with families due to the wide range of Schools and facilities within close range. The property sits within the 'old village centre' being close to Saint Philip and Saint James Parish Church and the Caernarvon Court shopping centre. The area is popular with buyers looking for schools within walking distance, quick access to local employer GCHQ, and the M5 Junction 11.

Summary: This property offers detached living, garage, utility room, and a large and very private rear garden. The low asking price allows a healthy budget for a buyer to upgrade and create a home of their dreams.

Highly recommended by Hunters.

- Three Bedroom Link Detached family Home
- Two Reception Rooms
- Utility/Boot Room
- Impressive 80'+ Landscaped Rear Garden
- EPC Rating - F | Council Tax Band D
- Excellent Asking Price with Cosmetic Upgrading Required
- Ground Floor Cloakroom with WC
- large Garage and Off Road Parking
- Central Hatherley Close to Amenities
- Tenure: Freehold

#### Sitting Room

17'9" x 14'0" (5.42 x 4.28)

#### Dining Room

10'9" x 8'7" (3.29 x 2.63)

#### Kitchen

12'4" x 8'9" (3.78 x 2.67)

#### Utility/Boot Room

8'9" x 7'1" (2.69 x 2.18)

#### Cloakroom

#### Bedroom One

12'0" x 9'11" (3.66 x 3.03)

#### Bedroom two

11'5" x 10'11" (3.48 x 3.33)

#### Bedroom Three

8'3" x 7'7" (2.54 x 2.33)

#### Bathroom

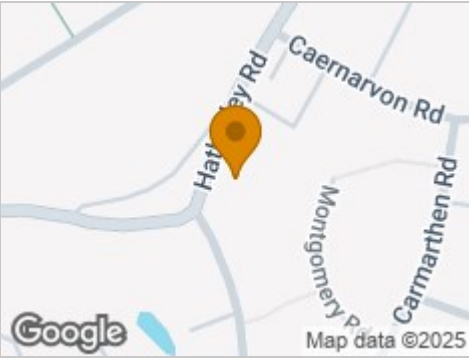
7'5" x 5'5" (2.27 x 1.67)

#### Garage

17'11" x 8'11" (5.48 x 2.74)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
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.