

# HUNTERS®

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## Wisteria Court

Up Hatherley, Cheltenham, GL51 3WG

Asking Price £335,000



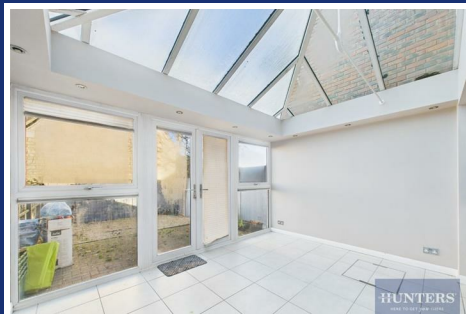
Council Tax: C



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Hunters Estate Agents are delighted to offer this fabulous three bedroom, two bathroom modern (1995) staggered terraced to the market complete with off road parking and garage.

Presented to the market with no onward chain, this fabulous property really does tick all the boxes for a modern home buyer. The property has off road parking and garage to the rear of the house. The ground floor boasts of a ground floor wc, large living room at the front and a kitchen/breakfast room spanning the rear. There is a substantial dwarf wall conservatory added to the itinerary; ideal for use as a dining room, playroom or simply a lovely place to sit and enjoy the rear garden.

On the first floor there are three bedrooms with bedroom one having its own private en-suite facility with bedrooms two and three being serviced by the family bathroom.

Outside, there is a private low maintenance rear garden with close panel fence boundaries. There is an access gate to the rear parking and garage.

There is no onward chain with this property so the buying process should be stress and pain-free.

All viewings are by appointment only.

## Material Information





- Three Bedroom Staggered Stone Terraced House
- Ground Floor WC
- No Onward Chain
- Kitchen/Breakfast Room
- Council Tax Band C | Energy Performance (EPC) C-75
- Two Bathrooms
- Garage and Off Road Parking
- Large Solid Dwarf Wall Conservatory
- Close to Amenities
- Tenure - Freehold

### Living Room

15'1" x 12'10" (4.60 x 3.92)

### Kitchen

15'1" x 8'4" (4.60 x 2.55)

### Sunroom

12'10" x 9'5" (3.93 x 2.88)

### WC

2'7" x 4'5" (0.79 x 1.35)

### Bedroom One

8'8" x 8'4" (2.65 x 2.56)

### En-Suite

4'11" x 4'10" (1.50 x 1.48)

### Bedroom Two

8'6" x 8'7" (2.60 x 2.62)

### Bedroom Three

6'3" x 8'10" (1.93 x 2.70)

### Bathroom

6'2" x 6'9" (1.90 x 2.07)



Road Map



Hybrid Map



Terrain Map



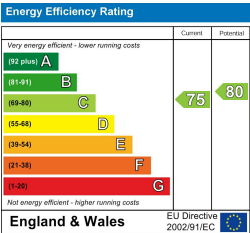
Floor Plan



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 Graph



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.