

HUNTERS[®]

HERE TO GET *you* THERE



Barton Way

Up Hatherley, Cheltenham, GL51 3QR

Offers In Excess Of £400,000



Council Tax: D



Barton Way

Up Hatherley, Cheltenham, GL51 3QR

Offers In Excess Of £400,000



Hunters Estate Agents are delighted to offer this superb fully detached three-bedroom family home, set within a generously wide plot, to the sales market.

This fine property is located in the heart of Up Hatherley's vibrant community just a few yards from a very popular bus service with regular trips to the town centre, rail station and many other destinations. Hatherley residents are surrounded by first class facilities including a choice of highly performing state and private schools, several supermarkets, two local public houses and three prolific shopping centres.

The accommodation on offer includes the following:

Ground Floor - The property is accessed from a side door conveniently located to provide a ground floor wc off the entrance hall. The main sitting room sits to the front of the property with a square bay window to the front. The dining room is accessed off the living room with a further door to the very attractive dwarf wall style substantial sun room/conservatory. A lovely place to sit and enjoy the garden all year round. The kitchen also faces the rear and lends itself to the popular modern conversion of creating a full width kitchen/breakfast room if desired (subject to obtaining the relevant permission and approval).

First Floor - The traditional layout provides good sized rooms with a large 14'+ main bedroom and bedroom three facing the front elevation. Bedroom two and the family bathroom face the rear.

Outside - The property is set back from the road behind its own bloc-paved driveway providing off road parking for several vehicles. To the side of the property is a timber built lean-to covered area which would be ideal for a future development/extension (subject to obtaining relevant planning approval). At the rear, the property continues to impress with a well-manicured and tendered rear garden that enjoys a high degree of privacy.

This house comes highly recommended.

- Three Bedroom Detached Family House
- Off Road Parking
- Ground Floor Cloakroom with WC
- Close to Bus Service
- Council tax Band D | Energy Rating (EPC) tbc
- Two Reception Rooms
- Generous and Private Rear Garden
- Located in the Centre of Hatherley
- Well Placed for access to Local Schools and Facilities
- Tenure - Freehold

Living Room

14'8" x 10'10" (4.49 x 3.32)

Dining Room

9'10" x 8'10" (3.00 x 2.70)

Kitchen

9'10" x 8'6" (3.02 x 2.60)

WC

2'5" x 5'9" (0.74 x 1.77)

Sunroom/Conservatory

9'4" x 9'4" (2.85 x 2.87)

Bathroom

7'0" x 7'7" (2.14 x 2.33)

Bedroom One

14'8" x 9'10" (4.49 x 3.01)

Bedroom Two

9'11" x 9'10" (3.03 x 3.01)

Bedroom Three

11'3" x 7'8" (3.44 x 2.35)



