



Up Hatherley

 Nick
GRIFFITHS
ESTATE AGENTS

Up Hatherley

Campion Park, Up Hatherley, Cheltenham, GL51 3WA

£395,000 Freehold

A 3 bedroom, detached, family house, situated close to excellent schools and amenities.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • cloakroom • 3 bedrooms • 2 bath/shower rooms • gas central heating & double glazing • garage • driveway • garden

Description

A reconstituted Cotswold stone, detached, house situated in this highly sought after location. The accommodation, which requires updating throughout, includes an entrance hall, living room, dining room with sliding doors to the rear garden, kitchen, and cloakroom. Upstairs, there are 3 bedrooms (2 doubles and a single), and 2 bath/shower rooms, the master bedroom with en suite. Outside, there is a driveway providing parking for 2 cars, a single garage with electric door, and an enclosed rear garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.

AGENTS NOTE: The sale of this property is subject to Probate being granted.



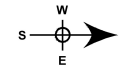
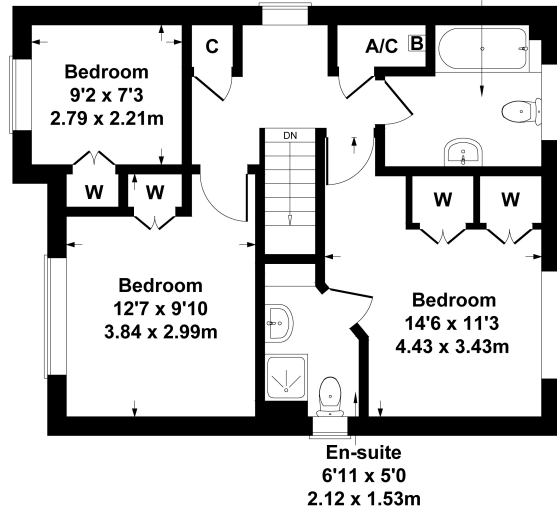
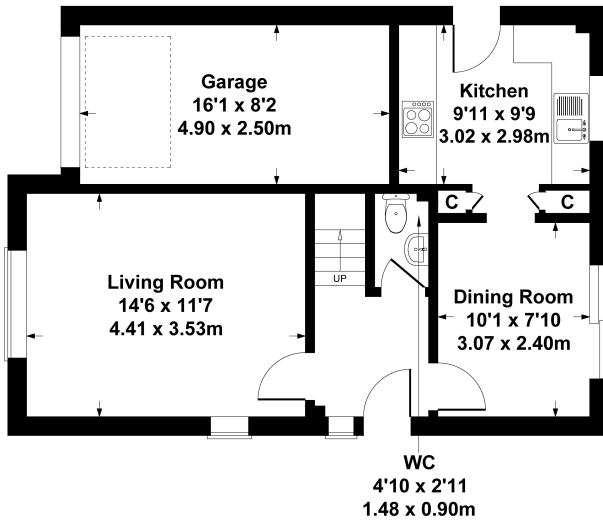


Situation

Conveniently situated near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and easy access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

5 Campion Park

Approximate Gross Internal Area
 House : 936 sq ft - 87 sq m
 Garage : 129 sq ft - 12 sq m
 Total : 1065 sq ft - 99 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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