



Up Hatherley

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Up Hatherley

Tamarisk Close, Up Hatherley, Cheltenham, GL51 3WL

£595,000 Freehold

An attractive 4 bedroom, detached, family house, situated in this no-through road close to schools and amenities.

DOUBLE GARAGE • reception hall • downstairs cloakroom • living room • dining room • kitchen/breakfast room • utility room • 4 bedrooms • bathroom and en suite shower room • south facing garden • ample off-road parking

Description

A beautifully presented detached family home, nestled within this much sought after cul-de-sac in Up Hatherley. The welcoming accommodation includes a spacious reception hall, downstairs cloakroom, and a living room with feature fireplace and double doors leading to the dining room with Karndean flooring and twin doors opening into the pretty rear garden. The refitted kitchen/breakfast room has an attractive range of modern high gloss units, built-in appliances, table space, quartz worktops and Karndean flooring which continues into the utility room. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master bedroom with en suite and fitted wardrobes. Outside, there is a driveway providing ample off-road parking for multiple vehicles, leading to a 5.3 x 5.3m double garage with power/light. The much loved south facing rear garden enjoys a good degree of privacy with a good size patio area, ideal for outdoor dining. The property further benefits from gas central heating and double glazing.

Further Information:

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



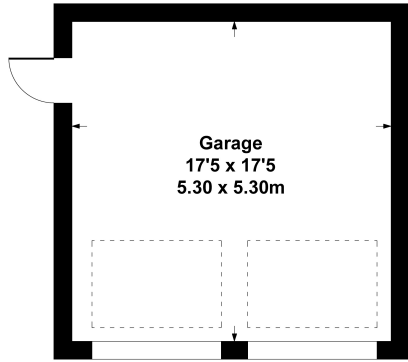
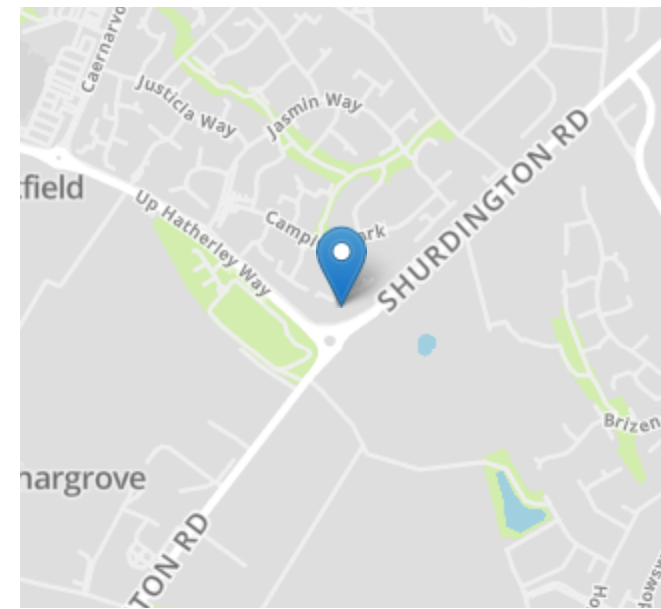


Situation

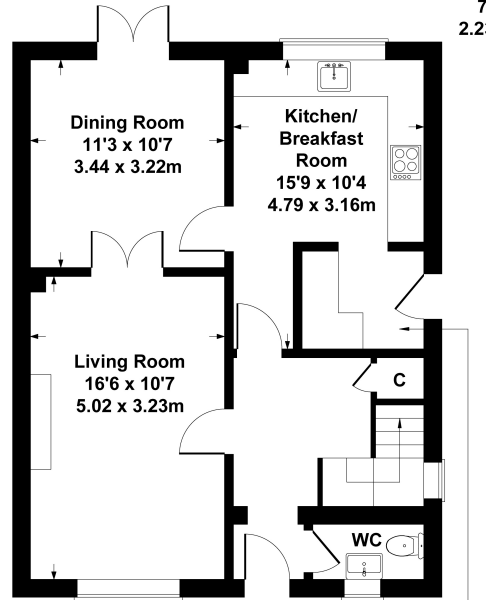
Conveniently situated near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and easy access to the M5, M4, A417 and the railway station with London Paddington just 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.

18 Tamarisk Close

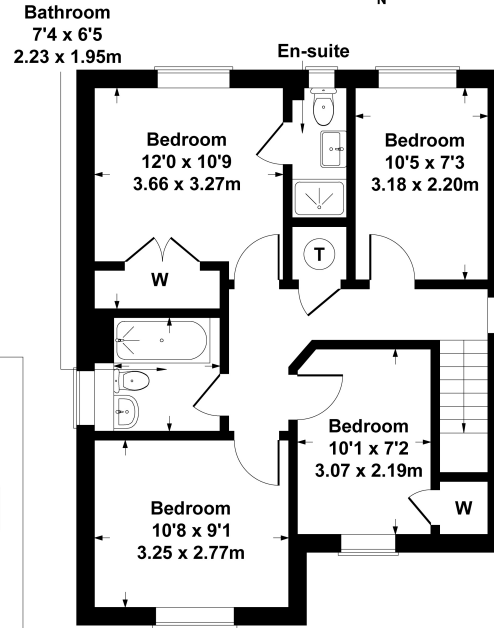
Approximate Gross Internal Area
 House - 1163 sq ft - 108 sq m
 Garage - 301 sq ft - 28 sq m
 Total - 1464 sq ft - 136 sq m



GARAGE
 (LOCATION/ORIENTATION
 NOT ACCURATE)



GROUND FLOOR



FIRST FLOOR

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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		84
B		
(69-80)	72	
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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