



Hatherley

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Hatherley

Ullswater Road, Hatherley, Cheltenham, GL51 3PR

£270,000 Freehold

A modern, 3 bedroom, end of terrace house, situated close to good local amenities and schools.

NO ONWARD CHAIN • end of terrace • open plan kitchen/living area • cloakroom & utility • 3 bedrooms • double glazing • gas central heating • popular location • good local amenities • now requiring modernisation/up-grading

## Description

Situated within a popular location is this modern, 3 bedroom, end of terrace house, ideal for first time buyers or growing families now requires modernisation/updating. The reception hall leads into an open plan living/kitchen/dining area, ideal for a modern lifestyle. The living room has a feature clad wall housing the electric fire and a large picture window to the front aspect. The kitchen/dining area has a matching range of wall and base units with built-in oven and hob. Also on the ground floor, is a cloakroom and utility room. On the first floor, there are 3 bedrooms, 2 doubles and a single. The family bathroom has a white suite with a separate shower cubicle. To the front of the property, is a garden laid to lawn with gated pedestrian access to the rear. The enclosed back garden is decked and laid with artificial lawn with flower planters. Further benefits include gas central heating, double glazing throughout, and no onward chain. Cheltenham Borough Council Tax Band C - £1748.44 (2022/23).



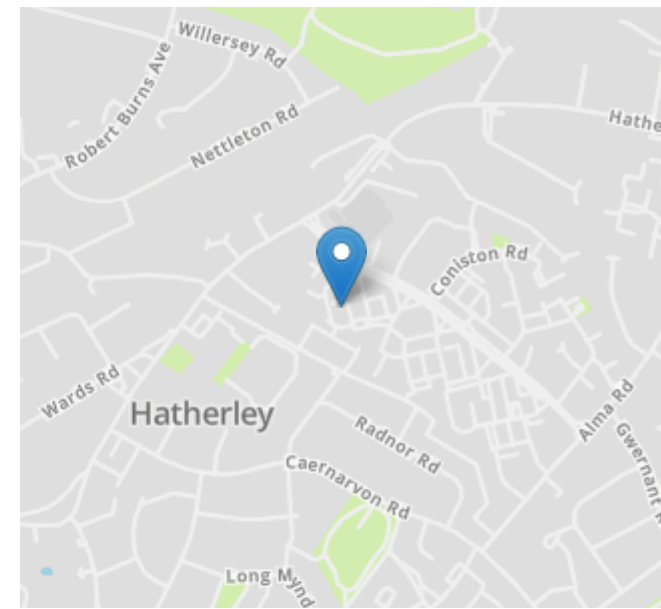
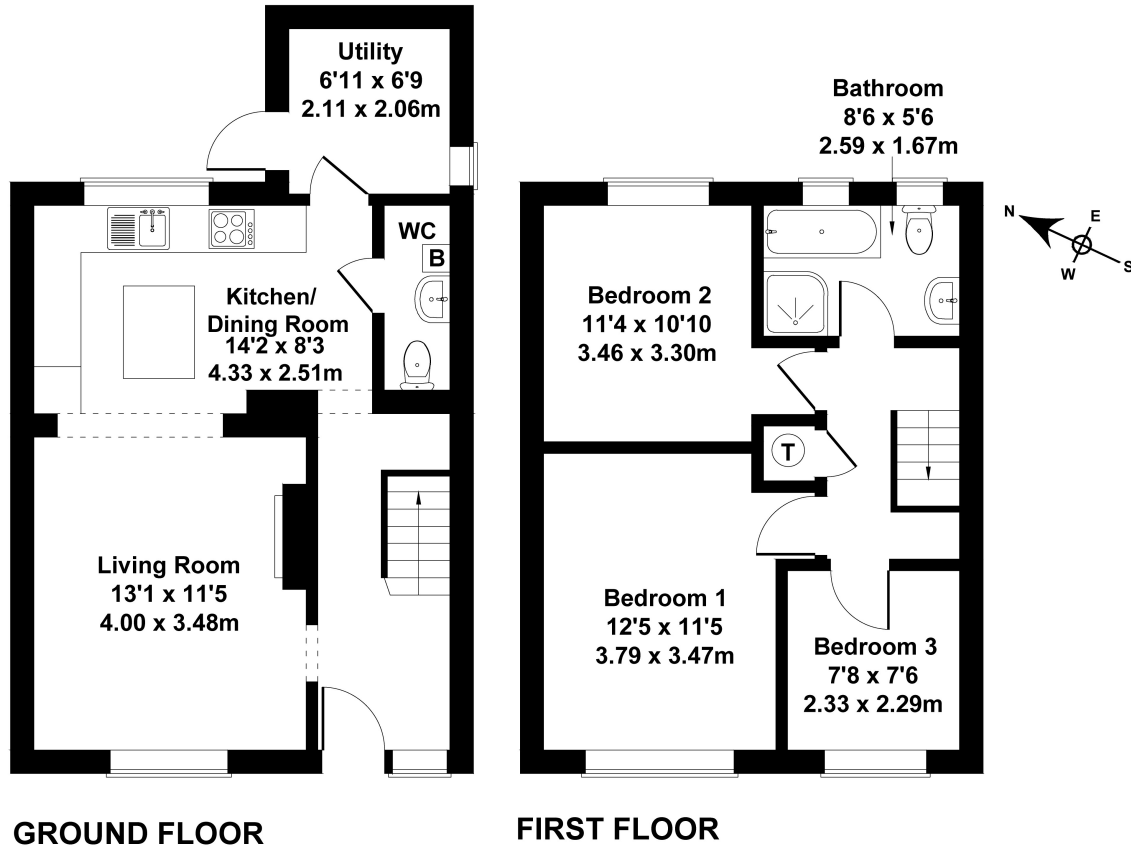


### Situation

Hatherley provides a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Ullswater Road is close to communications such as 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 plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 20 Ullswater Road

Approximate Gross Internal Area  
850 sq ft - 79 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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