



Hatherley



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Glamorgan Road, Cheltenham, GL51 3JF

£389,950 Freehold

A modern 3 bedroom, semi detached, family house, situated within this cul-de-sac location close to good local amenities and schools.

GOOD SIZE GARDEN • living room • kitchen/dining /family room • 3 bedrooms • bathroom • garage • off road parking • gas central heating • popular location

Description

Situated within a generous plot is this modern, 3 bedroom, semi detached home, ideal for growing families. The living accommodation, which is extended on the ground floor, includes a reception hall, light and airy living room with feature fireplace, and a kitchen/dining/family room with a range of modern units, door to the lean-to utility area and double glazed doors opening to the rear garden. Upstairs, there are 3 bedrooms and a family bathroom with a modern white suite. To the front of the property, there is a gravelled frontage providing off-road parking and a shared driveway leading to the garage. The good size rear garden is enclosed by timber fencing, and laid mainly to lawn with a patio area and outside insulated timber shed/bar with power/lighting. Further benefits include gas central heating and majority double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C.** **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.



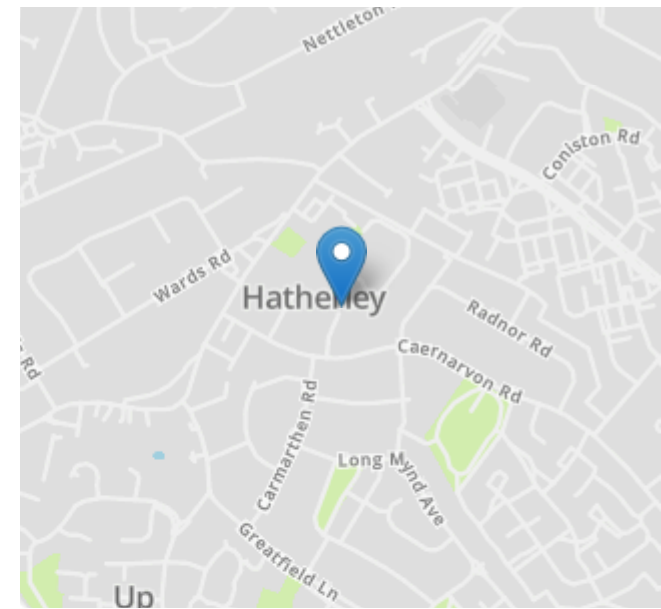
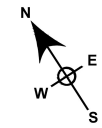
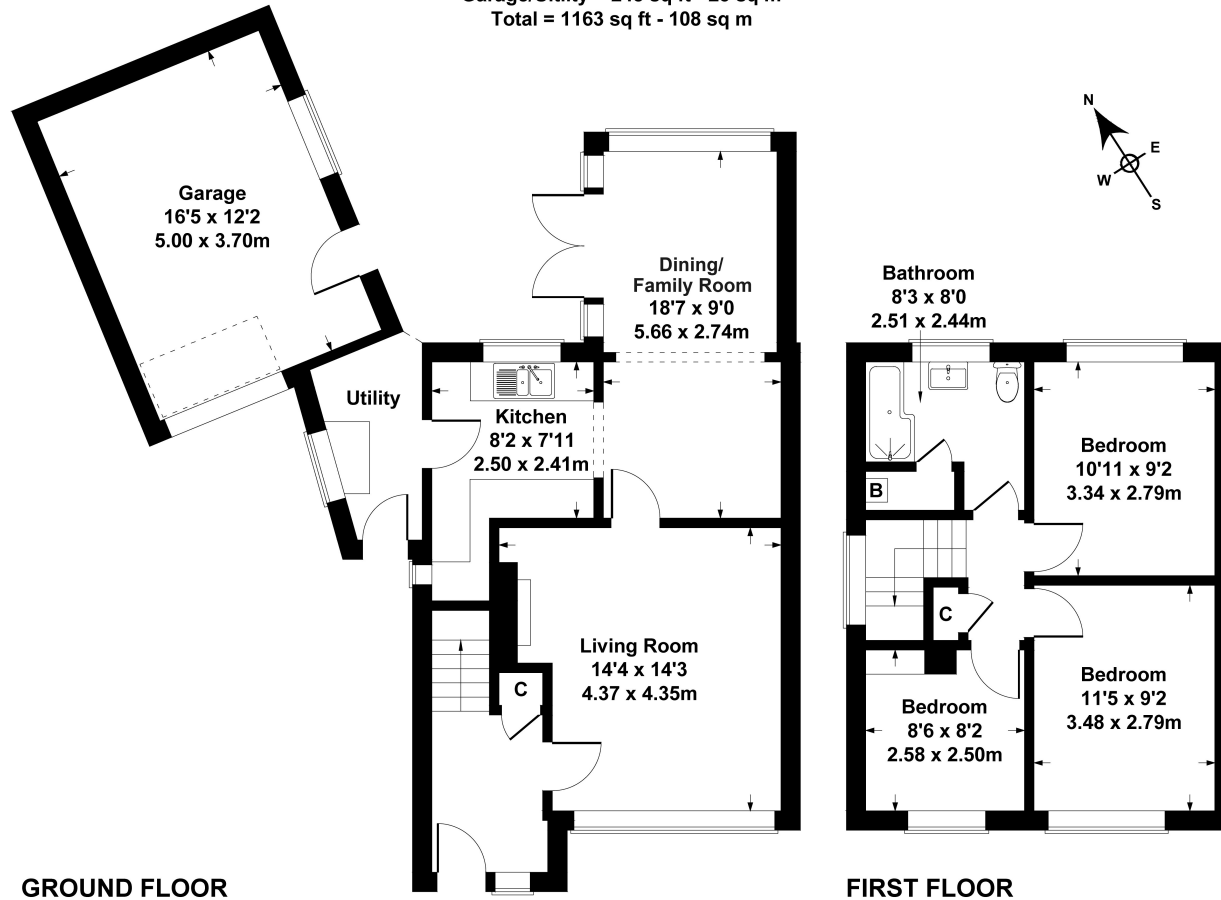


Situation

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.

18 Glamorgan Rd

Approximate Gross Internal Area
 Main House = 915 sq ft - 85 sq m
 Garage/Utility = 248 sq ft - 23 sq m
 Total = 1163 sq ft - 108 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	61	
(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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