



Up Hatherley



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Azalea Drive, Up Hatherley, Cheltenham, GL51 3EA

£375,000 Freehold

A 3 bedroom semi-detached house with a lovely southwest facing garden, offered for sale with no onward chain.

NO ONWARD CHAIN • reception hall • cloakroom • living room • kitchen/dining room • sun room • 3 bedrooms • bathroom • garage & driveway • gas central & double glazing

Description

A very well maintained property situated in this popular location close to schools and amenities. The accommodation includes a reception hall, downstairs cloakroom, living room, a recently refitted kitchen/dining room with a range of integrated appliances, and a sun room overlooking the rear garden. Upstairs, there are 3 bedrooms and a bathroom. Externally, there is a single garage with pedestrian door to the rear, and a lovely southwest facing enclosed 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 C.**
Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. 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, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

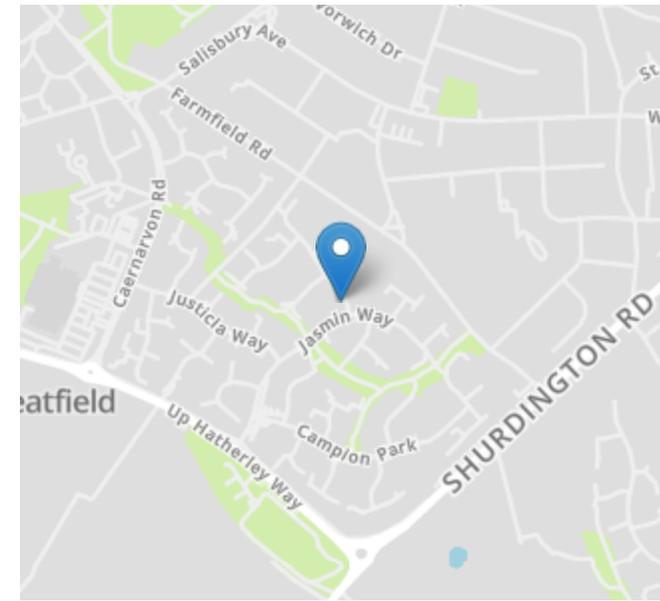
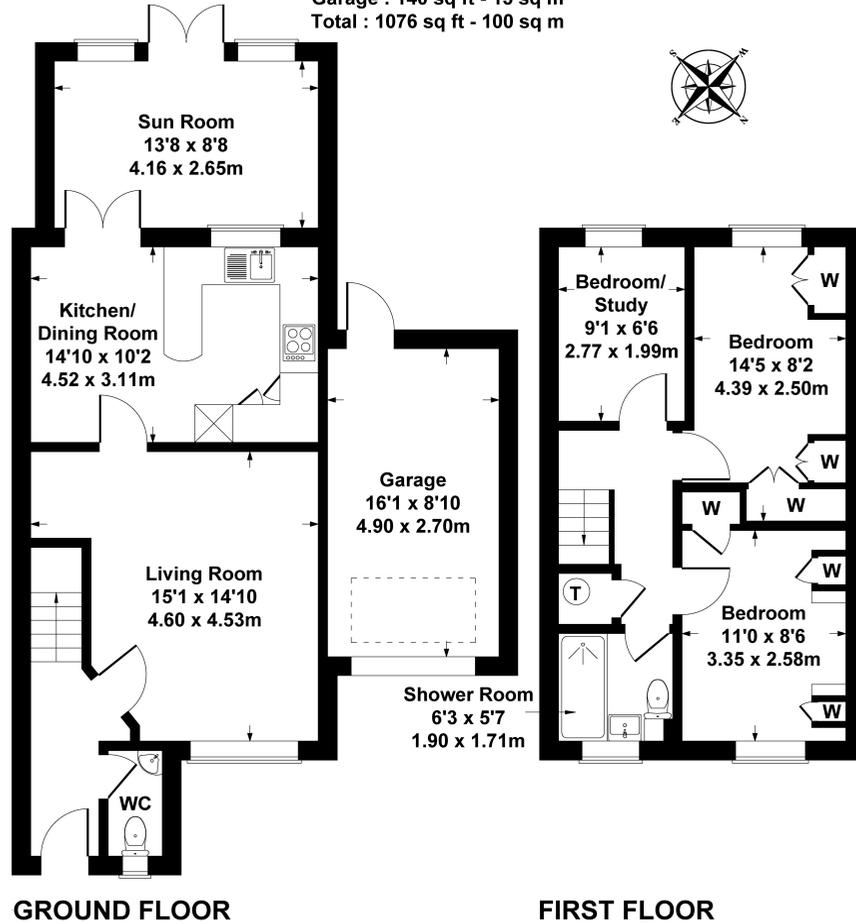
4 Azalea Drive

Approximate Gross Internal Area

House : 936 sq ft - 87 sq m

Garage : 140 sq ft - 13 sq m

Total : 1076 sq ft - 100 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C	72	
(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

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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