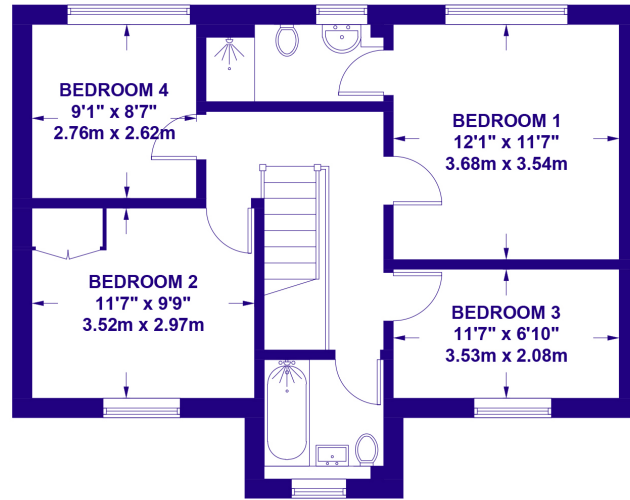


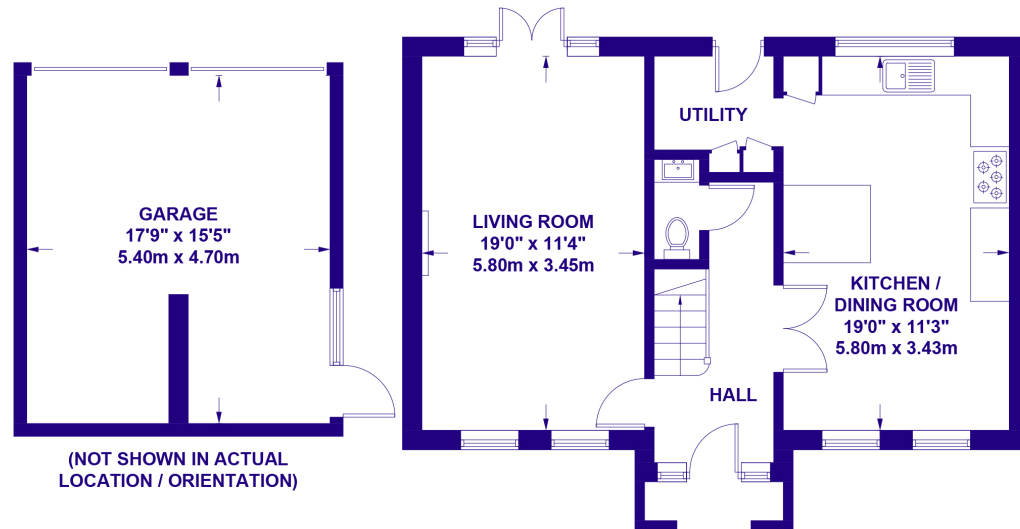
Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft
 Garage = 25.4 sq m / 273 sq ft
 Total = 134.6 sq m / 1448 sq ft



= REDUCED HEADROOM BELOW 1.5M / 5'0



FIRST FLOOR



GROUND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Errington Smith Sales & Lettings

Disclaimer:

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- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



8 Ferndales Close, Up Hatherley, Cheltenham, Gloucestershire GL51 3XH

A beautifully presented four bedroom detached family house with a double garage and off road parking, located in this sought after residential area close to local shops and schools with good links to the town centre and the M5 motorway.

Residential Sales | Lettings | Property Management

01242 575805 www.erringtonsmith.com 107 Promenade Cheltenham Gloucestershire GL50 1NW

8 Ferndales Close, Up Hatherley, Cheltenham, Gloucestershire GL51 3XH

A beautifully presented four bedroom detached family house with a double garage and off road parking, located in this sought after residential area close to local shops and schools with good links to the town centre and the M5 motorway. Its spacious accommodation, offered in very good decorative order, comprises in brief an entrance hallway, a cloakroom, a large living room with a splendid log burner and doors out to the good sized rear garden, a stylish modern fitted kitchen/dining room leading to the utility room with further access to the outside, four good sized bedrooms, a family bathroom and an en-suite to the main bedroom. Further benefits of this fine property found within a quiet cul-de-sac, include double glazing, gas fired central heating, a good sized rear garden with a side gate and pedestrian access to the double garage. Council Tax Band - E



Directions

Leave Cheltenham via A46 Shurdington Road and turn right at the roundabout onto Hatherley Way. At the next roundabout turn right onto Caernarvon Road and take the second turning on the right into Davallia Drive. Take the first turning into Ferndales Close and the property can be found on the right hand side.

Price:

£585,000

Tenure:

Freehold

Contact:

Karen Short