

  
Nick GRIFFITH  
for sale  
w | ngea.co.uk  
t | 01242 261231



Hatherley

  
Nick  
GRIFFITH  
ESTATE AGENTS

# Hatherley

Caernarvon Road, Cheltenham, GL51 3UJ

£335,000 Freehold

A very well presented, 3 bedroom, semi detached house with garage and garden, situated close to schools and amenities.

NO ONWARD CHAIN • living room • kitchen/dining room • 3 bedrooms • bathroom • gas central heating & double glazing • garage • front & rear gardens

## Description

A beautifully maintained semi detached house, situated close to excellent primary and secondary schools and nearby amenities. The well presented accommodation includes a good size living room with feature fireplace, kitchen/dining room with door to the rear garden, 3 bedrooms, and a bathroom with shower over the bath. Outside, there are front and rear gardens and a single garage. The property also benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band C.



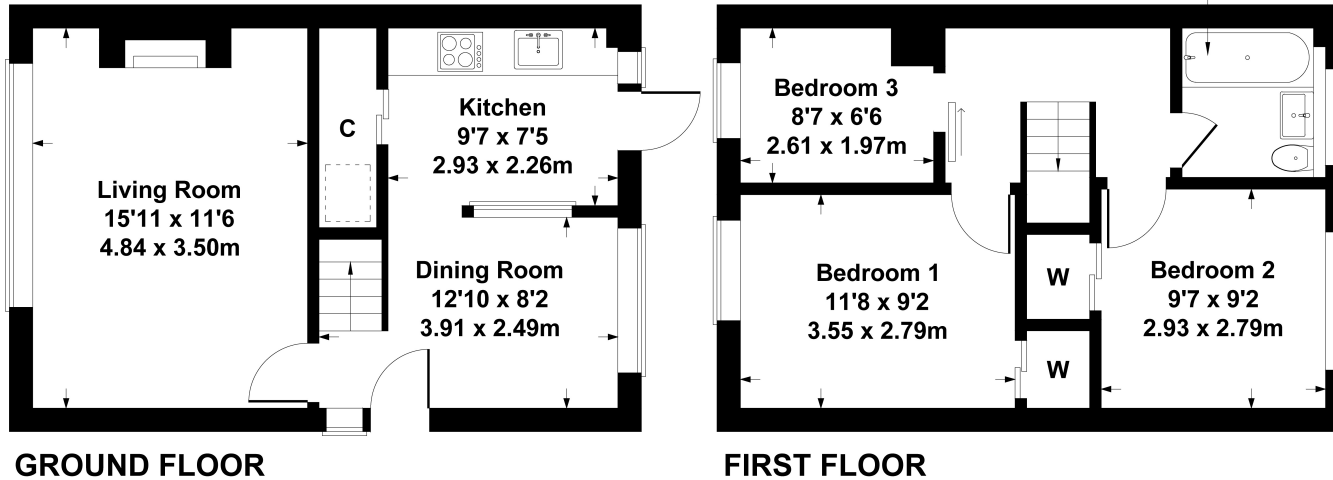


### **Situation**

The popular Caernarvon Road is situated close to excellent amenities including schools for all age groups, a library, medical centre, community centre and superstores. It's also very well placed with 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 plays host to the music, jazz, science and literacy festivals currently held in Imperial Gardens.

# 137 Caernarvon Road

Approximate Gross Internal Area  
775 sq ft - 72 sq m



### 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+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.