



Down Hatherley





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Ash Lane, Down Hatherley, Gloucester, GL2 9PS

£475,000 Freehold

A deceptively spacious, 2 bedroom, detached bungalow, set in a large level garden towards the end of this quiet no-through road.

APPROX 2000FT<sup>2</sup> • entrance hall • living room • dining room • kitchen • conservatory • 2 double bedrooms • shower room • loft room • ample parking • large garden

## Description

A wonderfully versatile, unique property, positioned in a large plot, set back from the road, offering lovely views and great privacy. The good size accommodation includes a reception hall, living room with feature wood burner, dining room, kitchen with some integrated appliances, and a garden room with doors leading to the rear garden. There are also 2 double bedrooms and a recently refitted shower room. The loft space has been partially converted and is used as an occasional bedroom with access to 2 large attic spaces (please note this has not been converted to current building regulations). Externally, there is a lovely mature garden with patio area and an abundance of trees and shrubs. At the front, there is a gravelled driveway and parking for 8-10 vehicles. The property further benefits from gas central heating and double glazing. Tewkesbury Borough Council Tax Band E.

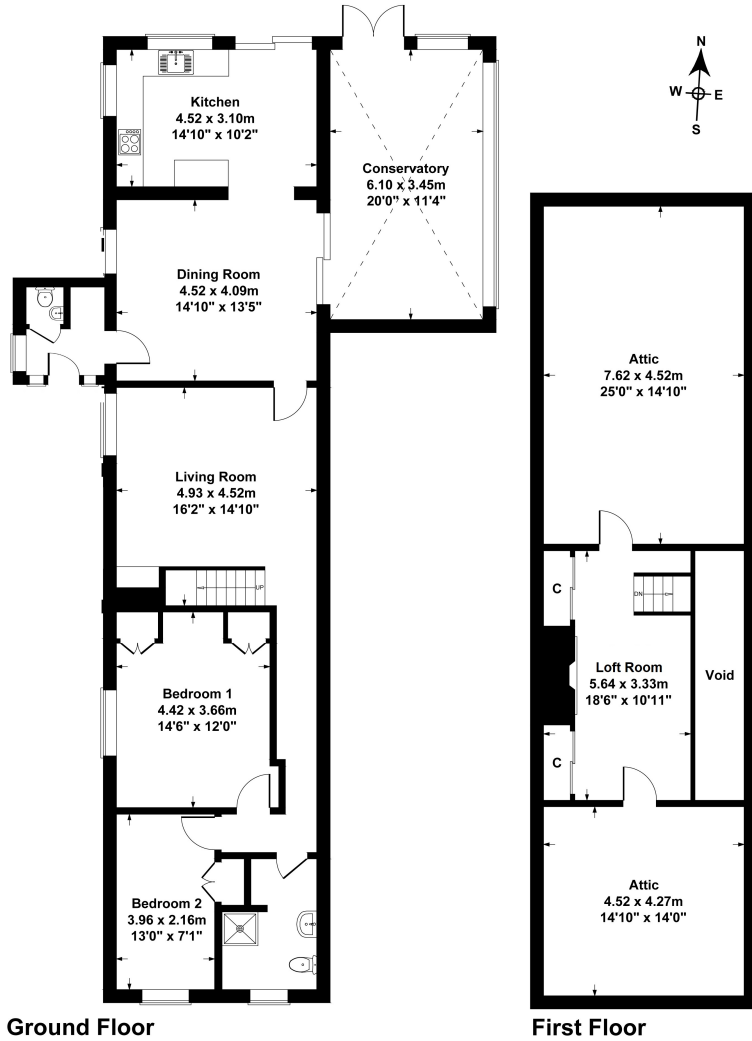




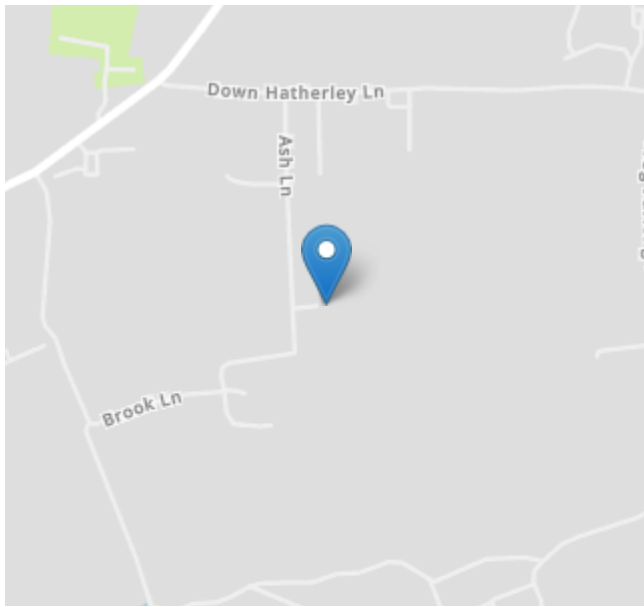
### Situation

Down Hatherley is a popular semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away, providing excellent education for all ages, sporting facilities, and entertainment. Also within easy reach are major road links including the M5 north and southbound, A417 and the M4.

Approximate Gross Internal Area  
206 sq. metres ( 2217 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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