

4 Meadow Place

4 Meadow Place

Down Hatherley, Gloucester, GL2 9QA

£725,000 Freehold

A brand new 3 bedroom, detached, bungalow situated on this small private development with excellent access to Cheltenham, Gloucester and Tewkesbury.

Reception hall • living room • kitchen/dining room • utility room • 3 bedrooms • 2 bath/shower rooms • double garage • driveway • EV charger point • landscaped garden • underfloor heating • air source heat pump • double glazing • 10 year ABC New Build Warranty

Description

1 of just 4 new bungalows built as part of this exclusive development by multi award winning developer, Cape Homes. The accommodation includes reception hall, an impressive living room with retractable bi-folding doors to the rear, a stylish kitchen/dining room also with retractable bi-folding doors, separate utility room, 3 good size bedrooms, and 2 bath/shower rooms (the master bedroom with en suite shower room). Outside, there is a frontage with a paved driveway providing parking, a double garage with EV charger point and electric door, and a rear garden with lawn and seating area. The property further benefits from underfloor heating throughout, double glazing, and a 10 year ABC new home build guarantee.

Further Information:

Local Authority Tewkesbury Borough Council. **Tax Band** TBC. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Restrictions There is a restrictive covenant preventing the following from being parked on the property's driveway or any of the common areas within this development: "caravans, mobile homes, lorries, derelict vehicles or trade vehicles (except trade vehicles in the course of delivering goods to or supplying services to the Property)."

PLEASE NOTE: A £5000 RESERVATION FEE IS REQUIRED TO SECURE THE PROPERTY.

The internal images show plots 3 & 4, and some have been digitally enhanced to include furniture. The property is currently unfurnished.



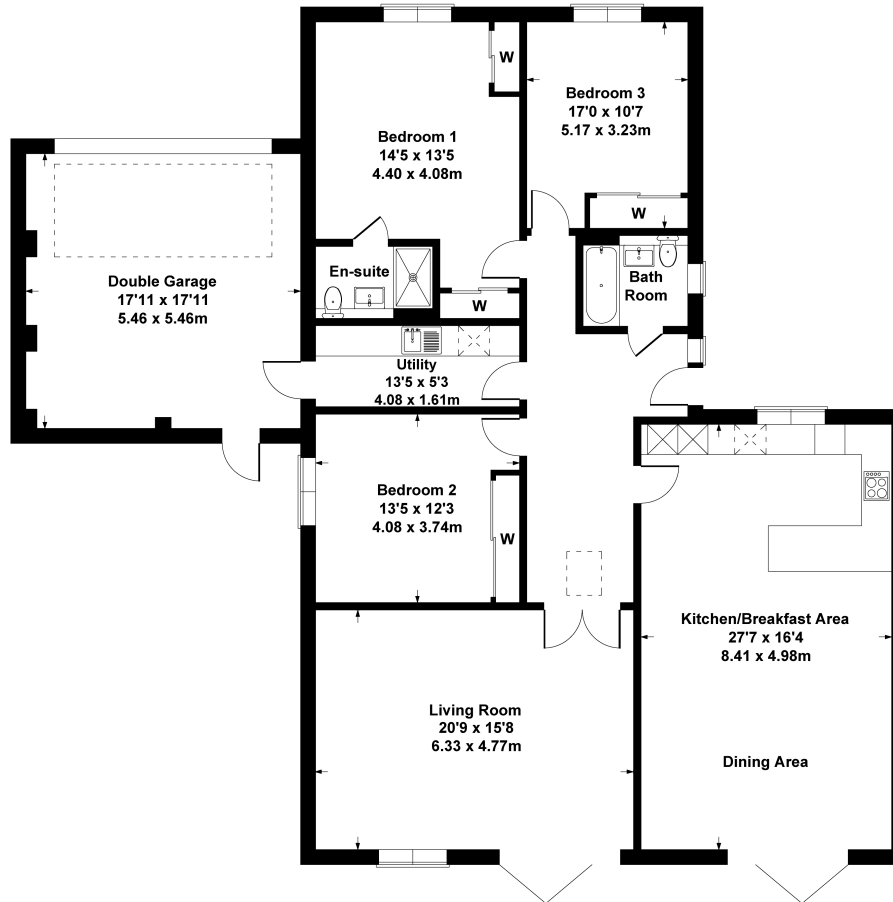


Situation

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.

4 Meadow Place

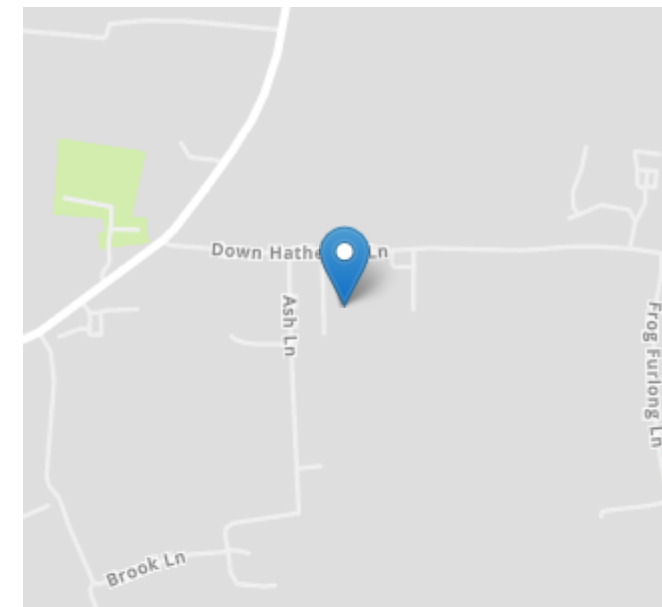
Approximate Gross Internal Area
Main House = 1690 sq ft - 157 sq m
Garage = 323 sq ft - 30 sq m
Total = 2013 sq ft - 187 sq m



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+) A		
(81-91) B	85	89
(69-80) C		
(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	

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.