



Hatherley

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Hatherley

Kingscote Road West, Cheltenham, GL51 6JP

£350,000 Freehold

**A detached, 3 bedroom, family house with enclosed garden, garage and parking, situated within this popular location.**

DETACHED HOUSE • entrance hall • living room • dining room • kitchen • 3 bedrooms • family bathroom • enclosed rear garden • garage & parking • no onward chain

## Description

Situated on a corner plot within the popular Hatherley area, is this detached, 3 bedroom, family home. The ground floor accommodation includes a welcoming entrance hall with built-in storage, a living room with window to the front aspect and opening into the dining room, and a kitchen with a range of units, appliance space, wall mounted gas boiler and a door leading to the rear garden. On the first floor, there are 3 bedrooms and a family bathroom. Outside, there is a frontage laid to lawn. The rear garden is enclosed by timber fencing and laid to partial lawn with a patio, ideal for outdoor dining. There is a garden shed and detached, brick built garage with driveway providing additional off-road parking. Further benefits include gas central heating, double glazing, and no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.



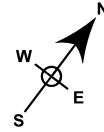


### Situation

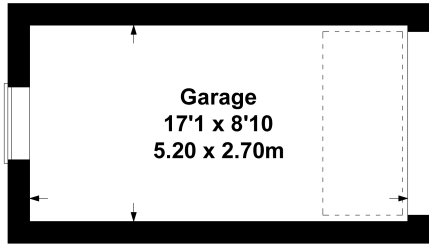
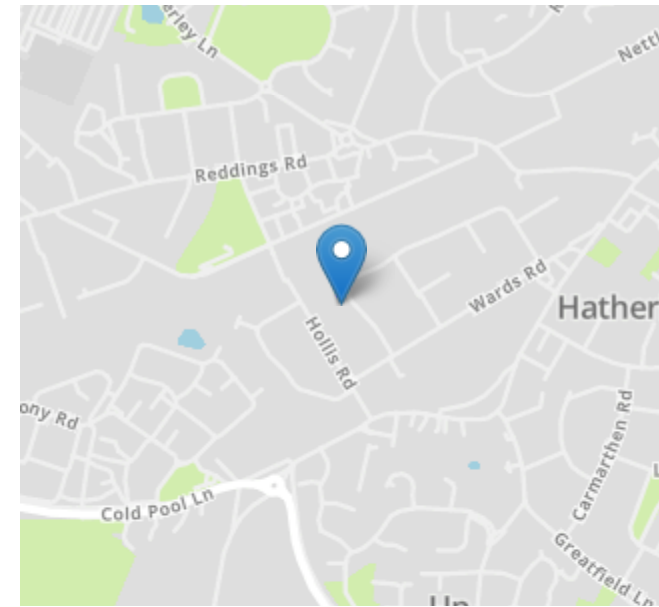
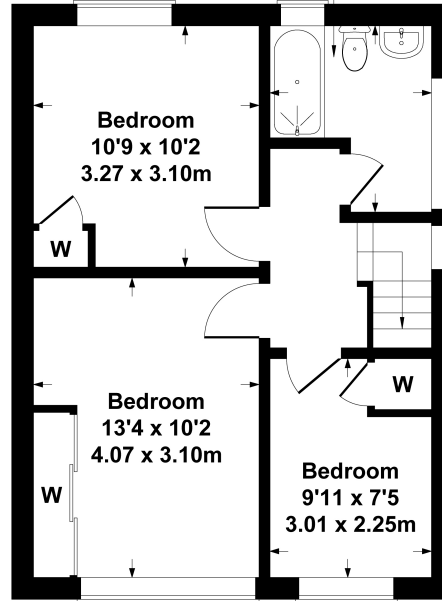
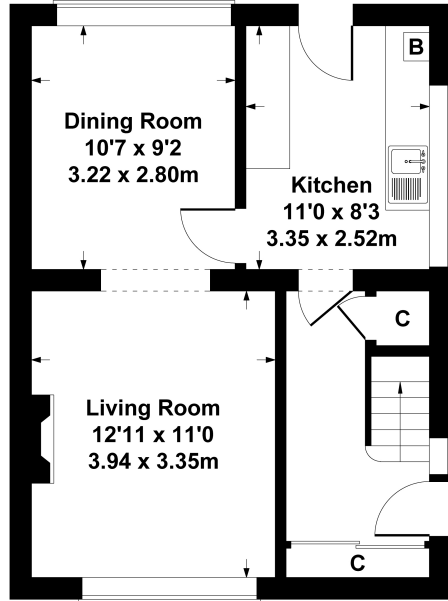
Conveniently situated close to excellent amenities including schools for all age groups, a library, medical centre, community centre and superstores. Kingscote Road West is also well placed for access to the M5, M4, A417, and the railway station with London Paddington just 2 hours away. Cheltenham is 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 literature festivals currently held in Imperial Gardens.

# 103 Kingscote Road West

Approximate Gross Internal Area  
 House = 893 sq ft - 83 sq m  
 Garage = 151 sq ft - 14 sq m  
 Total = 1044 sq ft - 97 sq m



**Bathroom**  
 8'5 x 7'3  
 2.56 x 2.22m



**GARAGE**  
 (Location/Orientation not Accurate)

**GROUND FLOOR**

**FIRST FLOOR**

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. 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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