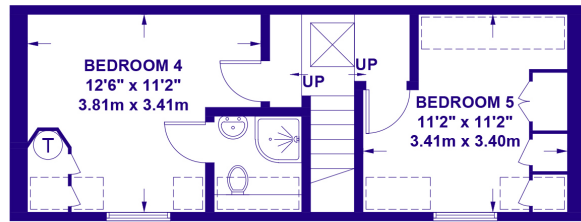


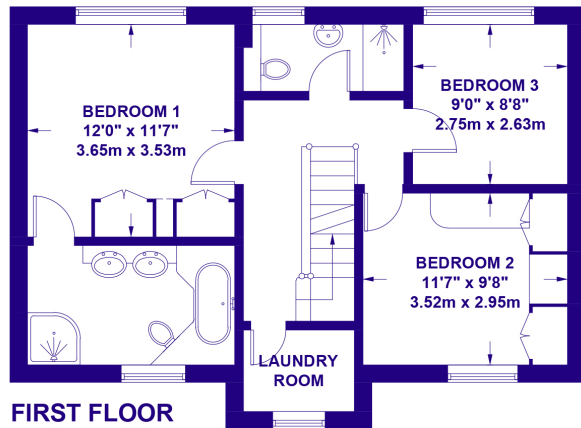
Approximate Gross Internal Area = 143.1 sq m / 1540 sq ft
 Garage = 27.5 sq m / 296 sq ft
 Total = 170.6 sq m / 1836 sq ft



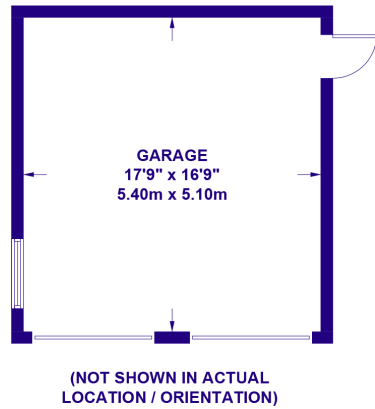
= REDUCED HEADROOM BELOW 1.5M / 5'0



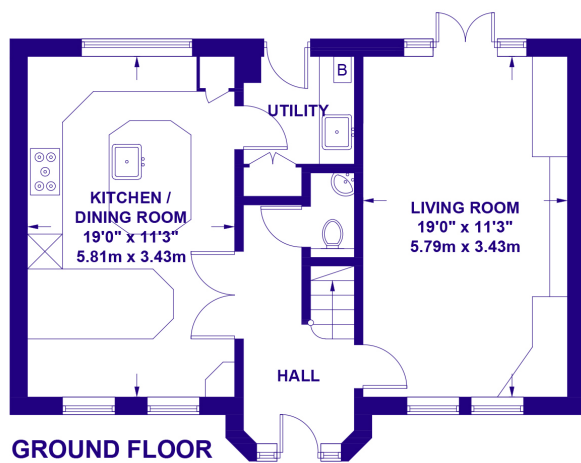
SECOND FLOOR



FIRST FLOOR



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



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

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 1). The particulars are set out as a general outline for the guidance of intending purchasers, and do not constitute part of an offer or contract. 2). All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3). Photographs may have been taken with a wide angle lens. 4). No person in the employment of Nigel Errington-Smith & Company Limited has any authority to make or give any representation or warranty whatever in relation to this property.

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- b). We have not tested any of the services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
- c). It should not be assumed that any contents, furnishings or other items are included in the sale or that the property remains as photographed and as described. No assumptions should be made about any part of the property, which is not photographed or described.
- 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	81
England, Scotland & Wales		
	EU Directive 2002/91/EC	



3 Genista Way, Up Hatherley, Cheltenham, Gloucestershire GL51 3XZ

A well-presented five bedroom detached family house, with a double garage, located in a quiet cul-de-sac within a popular residential area close to local shops and schools.



Residential Sales | Lettings | Property Management

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

3 Genista Way, Up Hatherley, Cheltenham, Gloucestershire GL51 3XZ

A well-presented five bedroom detached family house, with a double garage, located in a quiet cul-de-sac close to local shops and schools. Its spacious accommodation is offered in good decorative order and on the ground floor comprises in brief an entrance hall, a cloakroom, a generously proportioned living room with double doors opening onto a private rear garden, a modern fitted kitchen/dining room and a utility room with further access to the outside. The principal bedroom is found on the first floor with built-in wardrobes and a luxurious and rather large en-suite bathroom featuring a jacuzzi bath and a separate shower. Two additional bedrooms, a shower room and a laundry room complete this level. Above there are two further bedrooms and an en-suite shower room. Further benefits of this fine property, located in a popular residential area within easy reach of the town centre and M5 motorway, include underfloor heating in the kitchen/dining room, en-suite and shower room, gas fired central heating, double glazing, a lovely sized landscaped rear garden, off road parking and a 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 second turning on the left into Genista Way where the property can be found on the left hand side.

Price:

£650,000

Tenure:

Freehold

Contact:

Karen Short