



Hatherley

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Hatherley

Hatherley Road, Cheltenham, GL51 6HU

£410,000 Freehold

A 3 bedroom, linked detached, family house with ample off-road parking, garage and large rear garden, situated close to good schools and amenities.

93ft REAR GARDEN • link detached house • entrance porch • living room • dining room • kitchen • utility room • downstairs WC • 3 bedrooms • bathroom • driveway & garage • popular location

Description

A spacious 3 bedroom family home, ideally located opposite the green, offering light and airy accommodation throughout. This much loved home has undergone some improvements with scope for further modernisation, and comprises an entrance porch, spacious living room with stairs leading to the first floor, separate dining room with patio doors to the large garden, kitchen with door opening to the utility, cloakroom, and garage. On the first floor, there are 3 good size bedrooms, both double bedrooms with built-in wardrobes, and a family bathroom with a white suite. Outside, there is a good size driveway providing off-road parking and access to the garage with electronic door and power/light. The impressive c.93ft rear garden is enclosed by timber fencing, and laid mainly to lawn with a paved patio providing an area for outside dining.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



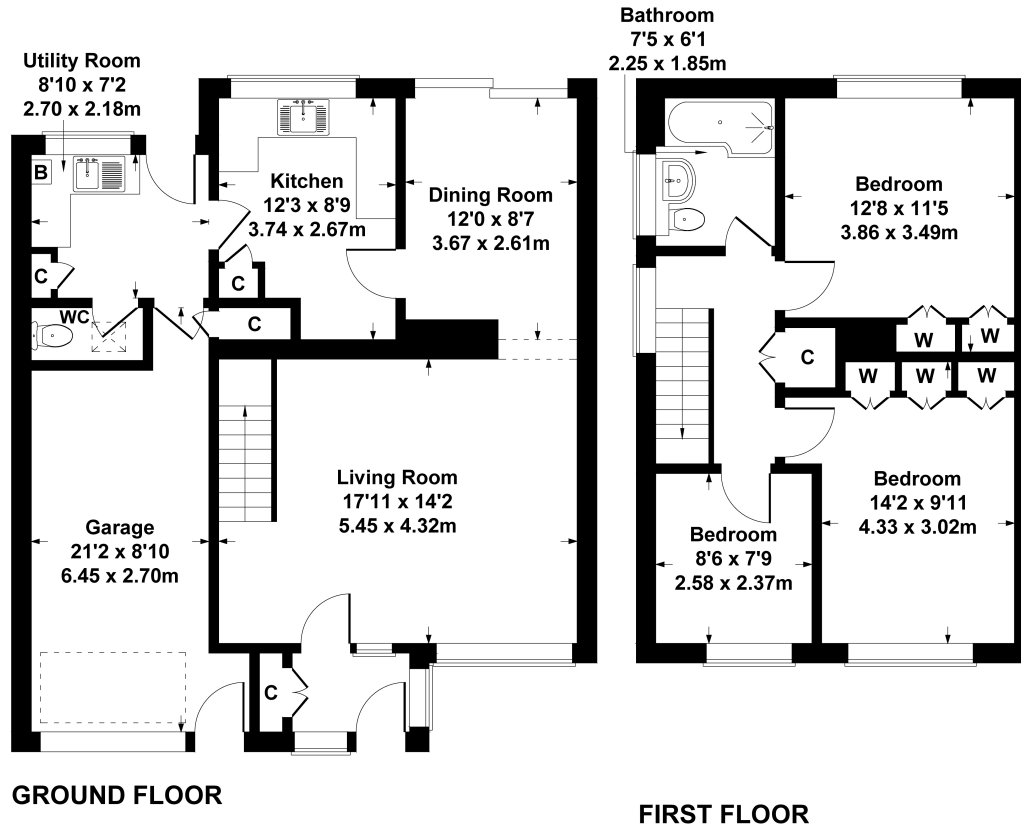
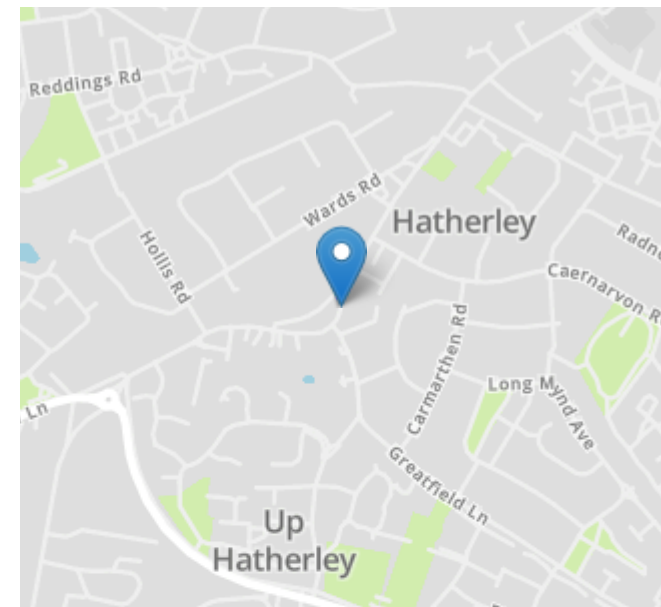
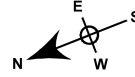


Situation

Conveniently situated close to a range of excellent amenities, including schools for all age groups, a library, medical centre, community centre, and superstore. Hatherley Road is 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 literature festivals held in Imperial Gardens.

318 Hatherley Road

Approximate Gross Internal Area
 House : 1087 sq ft - 101 sq m
 Garage : 172 sq ft - 16 sq m
 Total : 1259 sq ft - 117 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 | | |
| (69-80) | | 78 |
| C | | |
| (55-68) | 58 | |
| D | | |
| (39-54) | | |
| E | | |
| (21-38) | | |
| F | | |
| (1-20) | | |
| G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC |

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