



Up Hatherley



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Aysgarth Avenue, Up Hatherley, Cheltenham, GL51 3RE

£465,000 Freehold

A 4 bedroom, detached, family home offering ample parking, integral garage, and southwesterly facing rear garden.

DETACHED HOUSE • entrance hall • cloakroom • living room • dining room • 4 bedrooms • family bathroom & en suite shower room • ample off road parking • integral garage • south westerly garden

Description

A detached, 4 bedroom, family home ideally tucked away within this popular residential development, with easy distance to 'Good' local schools and excellent amenities. This much loved home comprises an entrance hall, light and airy living room with feature fireplace and sliding patio doors to the pretty rear garden, separate dining room, kitchen with a range of matching storage units, and downstairs cloakroom. Upstairs, there are 4 good size bedrooms and 2 bath/shower rooms, the master bedroom with en suite and all with built-in wardrobes. Outside, to the front of the property, is a shaped lawn with planted borders, and a driveway providing parking for several vehicles and leading to the integral garage. There is gated rear access to the side, housing a timber shed, leading to the attractive southerly facing rear garden with a generous size patio, ideal for outdoor 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.



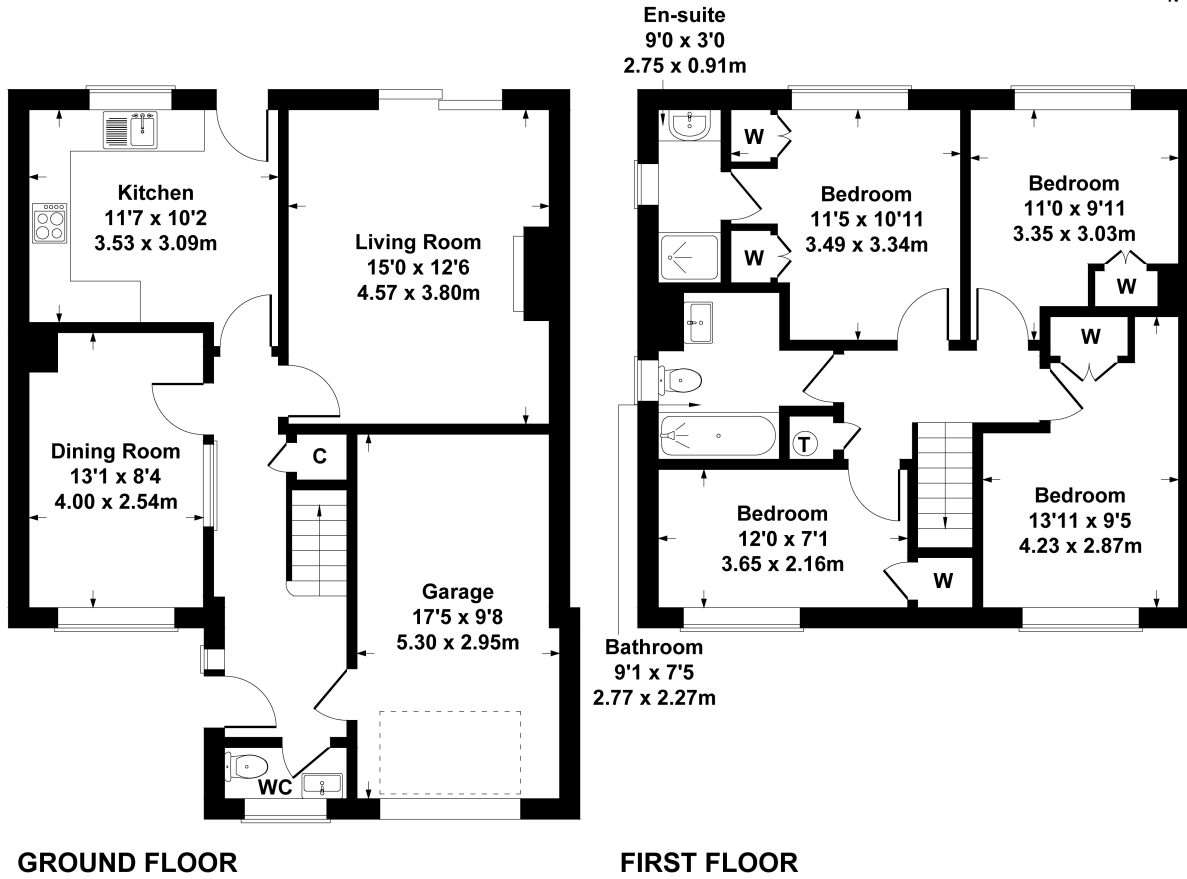
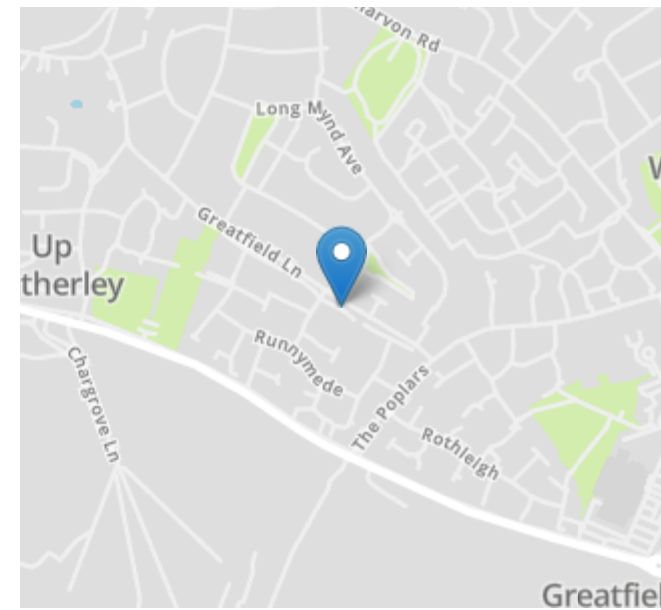
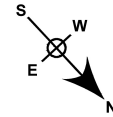


Situation

Situated in Aysgarth Avenue, close to excellent amenities including schools for all age groups, a library, medical centre, community centre, and a superstore. There is also 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 currently held in Imperial Garden.

11 Aysgarth Avenue

Approximate Gross Internal Area
1324 sq ft - 123 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		82
(69-80) C		
(55-68) D	68	
(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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