



Up Hatherley

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ESTATE AGENTS

Up Hatherley

Cheriton Close, Up Hatherley, Cheltenham, GL51 3NR

£525,000 Freehold

An extended, 4 bedroom, detached family house, situated in this quiet no-through road, close to schools and amenities.

NO ONWARD CHAIN • entrance hall • living room • dining room • family room • kitchen/breakfast room • utility room • cloakroom • 4 bedrooms • 2 bath/shower rooms • driveway • bike/garden store • mature garden

Description

A very well presented family home, which has been extended and remodelled creating flexible family living space in this sought after residential location. The accommodation includes an entrance hall, downstairs cloakroom, bay fronted living room with feature fireplace, dining room, a lovely family room overlooking the rear garden, kitchen/breakfast room with a door to the rear, and a large utility room. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master bedroom with ensuite and fitted wardrobes. Outside, there is a driveway with parking for 2 cars, a bike/garden store, pedestrian rear access, and a mature landscaped rear garden which enjoys a good degree of privacy. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band E.



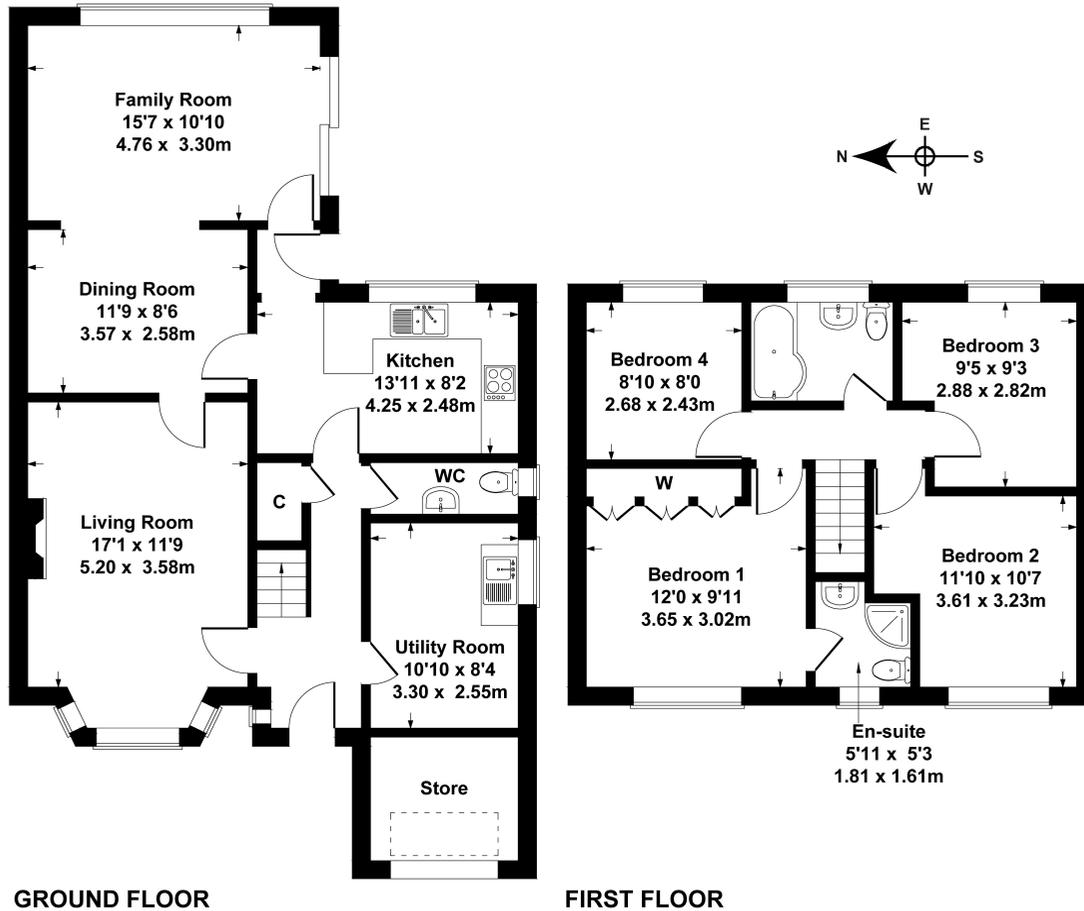


Situation

Conveniently near to excellent amenities including schools for all age groups, a library, medical centre, community centre, and superstore. Also close to a bus stop with regular services to the town centre, and 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 hosts the music, jazz, science, and literature festivals currently held in Imperial Gardens.

11 Cheriton Close

Approximate Gross Internal Area
1421 sq ft - 132 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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		88
B		
(69-80)	77	
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

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