



Hales Mead



Nick  
**GRIFFITH**  
ESTATE AGENTS

The logo for Nick Griffith Estate Agents features a green house icon with a white 'G' inside, followed by the name 'Nick GRIFFITH' in a bold, sans-serif font, and 'ESTATE AGENTS' in a smaller font below it.

# Hales Mead

Hales Close, Cheltenham, GL52 6TE

£595,000 Freehold

A beautifully presented 3 bedroom, semi detached, contemporary home with parking and a south facing garden, situated on this quiet no-through road.

Reception hall • cloakroom • kitchen/dining/living room • utility room • 3 bedrooms • 2 bath/shower rooms • south facing garden • driveway • NHBC guarantee • gas central heating & double glazing

## Description

Built by a reputable local builder and completed 9 years ago, this lovely family house is one of just seven in a small select development on the edge of town. The beautifully presented accommodation includes reception hall, downstairs cloakroom, utility room, open plan kitchen/dining/living room with bifolding doors opening out to the garden. The magnificent kitchen has a range of high quality integrated appliances and Corian worktops. Upstairs, there are 3 generous double bedrooms all with built-in wardrobes, and 2 luxury bath/shower rooms, the master bedroom with en-suite. Outside, there is a paved driveway providing parking for 2/3 cars, gated pedestrian side access, and a lovely landscaped south facing rear garden with a summerhouse. Cheltenham Borough Council Tax Band E.



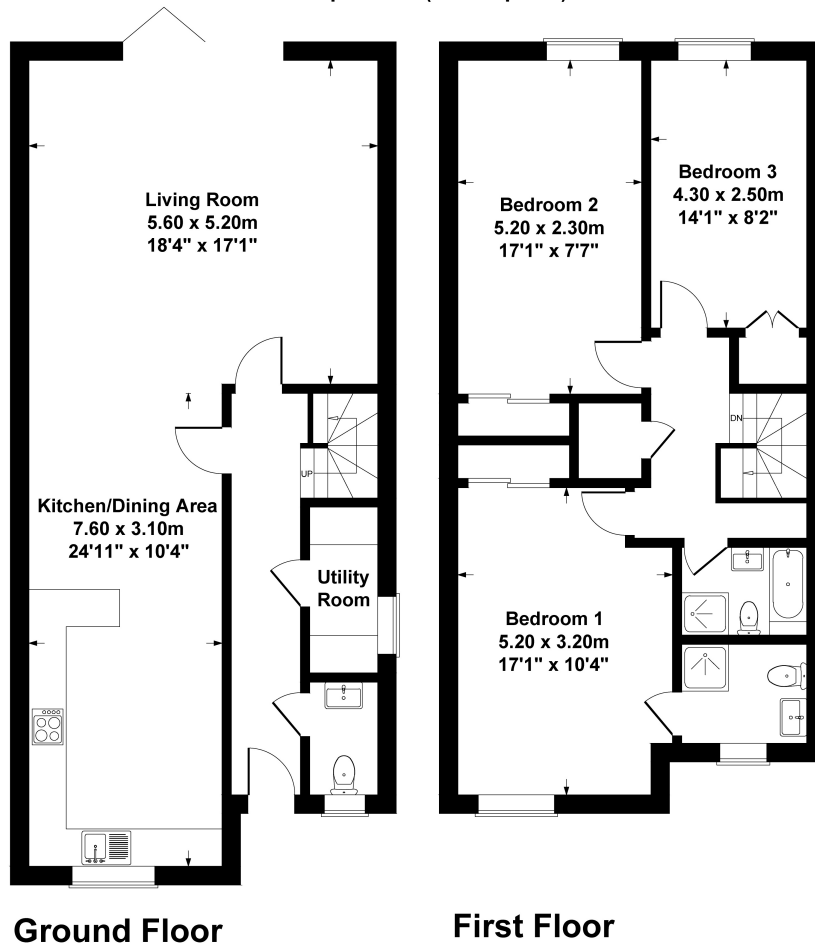




### **Situation**

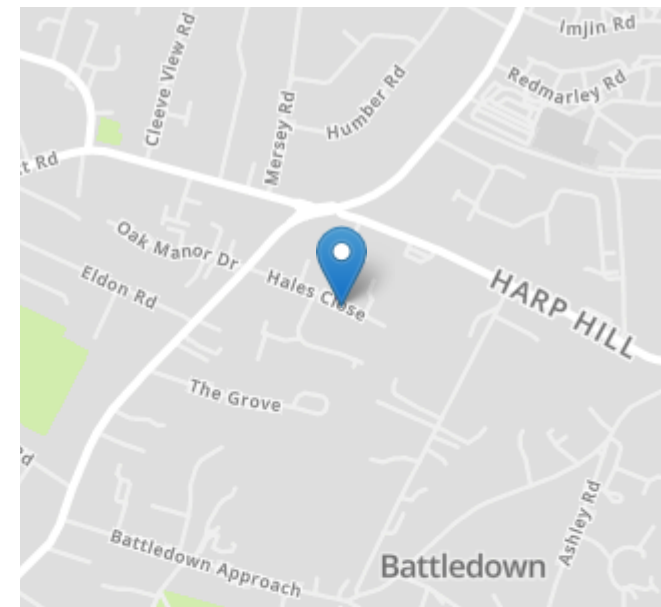
A popular residential area close to excellent local schools, shops, and Pittville Park. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area  
134 sq. metres (1442 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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