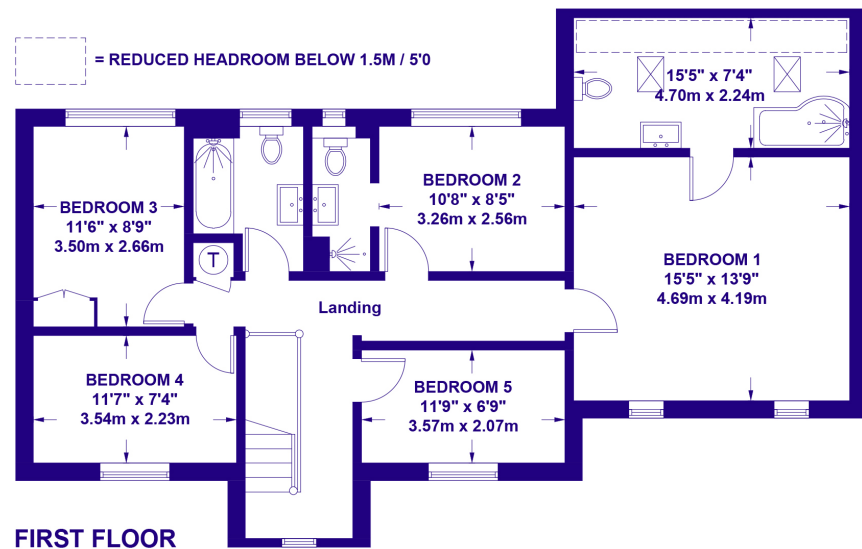
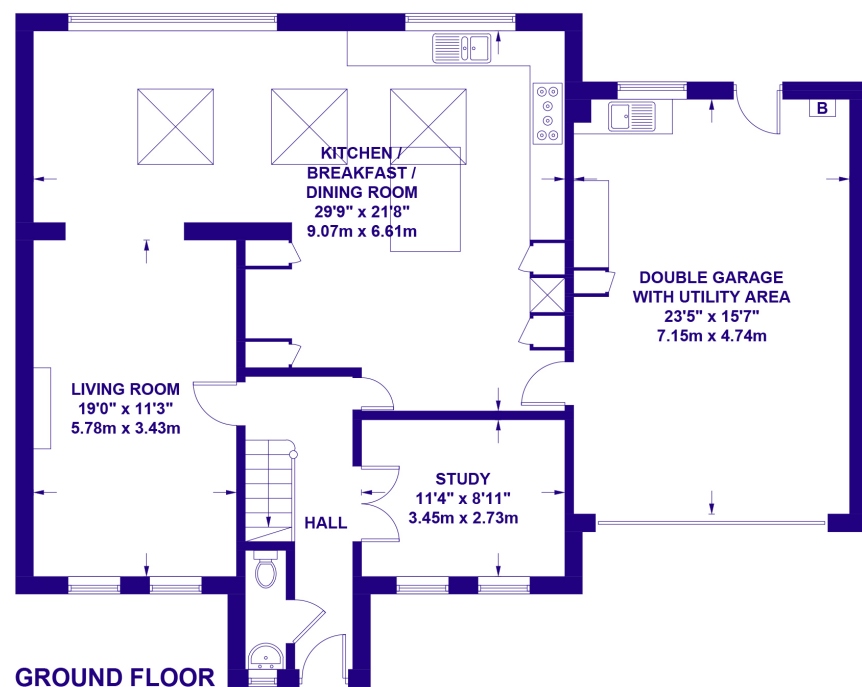


Approximate Gross Internal Area = 211.8 sq m / 2280 sq ft



FIRST FLOOR



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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- 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	79
(55-68)	D	61
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



12 Gardenia Grove, Up Hatherley, Cheltenham, Gloucestershire GL51 3HR

A greatly extended and beautifully presented five bedroom detached family house, with a double garage, located in desirable cul-de-sac within a sought after residential area.

Residential Sales | Lettings | Property Management

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

12 Gardenia Grove, Up Hatherley, Cheltenham, Gloucestershire GL51 3HR

A greatly extended and beautifully presented five bedroom detached family house, with a double garage, located in desirable cul-de-sac within a sought after residential area. Its accommodation on the ground floor offers wonderfully open plan living space, is offered in good decorative order, and comprises in brief an entrance hall, a cloakroom, a living room that flows effortlessly into a fabulous kitchen/dining room with a splendid outlook over the landscaped rear garden, and a study. Above there are five well-sized bedrooms, two en-suite shower rooms and a family bathroom. Further benefits of this fine property include gas fired central heating, double glazing, off road parking and a double garage with a door leading to the main house and a utility area. Council tax band E



Directions

Leave Cheltenham town centre via Bath Road (A46). At the roundabout turn right onto Shurdington Road (A46). Turn right onto Up Hatherley Way and turn right again into Jasmin Way. Turn left into Justicia Way and then left into Gardenia Grove and this property can be found on the left hand side.

Price:
£750,000

Tenure:
Freehold

Contact:
Nigel Errington-Smith

