



Down Hatherley



Nick
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ESTATE AGENTS

Down Hatherley

Ash Lane, Down Hatherley, Gloucester, GL2 9PS

£425,000 Freehold

A 3 bedroom, detached, bungalow with a lovely garden, situated in this quiet no-through road with excellent access to Cheltenham, Tewkesbury and Gloucester.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen/breakfast room • utility room • large conservatory • 3 bedrooms • 2 bath/shower rooms • garage & driveway • landscaped garden • gas central heating & double glazing

Description

The accommodation, which is now in need of some updating, includes a reception hall, living/dining room with feature fireplace, kitchen/breakfast room, separate utility room, a generous conservatory overlooking the rear garden, 3 bedrooms, and 2 bath/shower rooms (the master bedroom with ensuite). Outside, there is a driveway providing parking for 2-3 cars, a useful carport, single garage with internal door to the kitchen, and a lovely landscaped rear garden with lawn and seating areas. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Tewkesbury Borough Council Tax Band E.

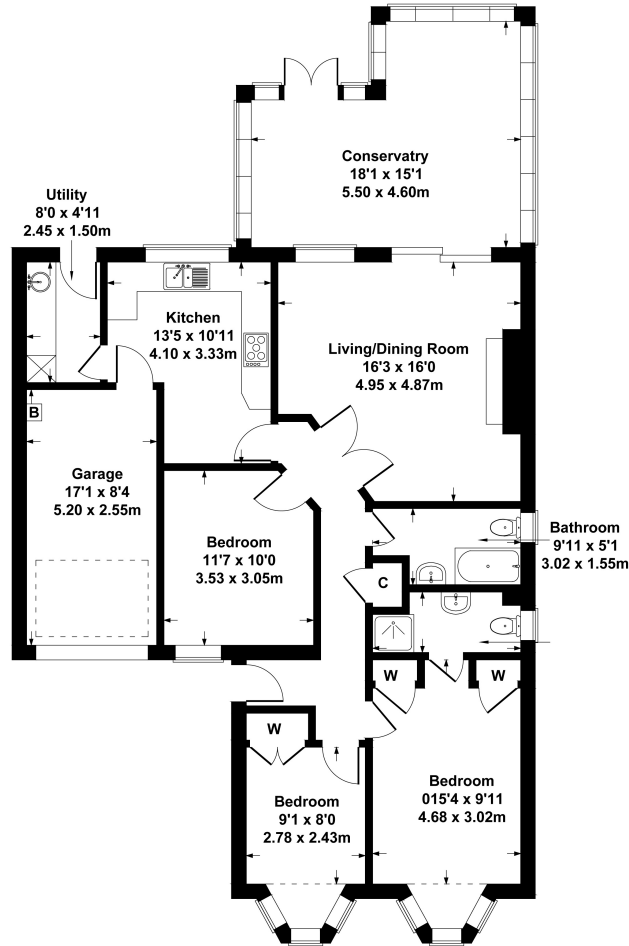
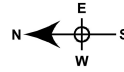




Situation

Down Hatherley is a popular semi rural location, well placed for easy access to the centres of Cheltenham, Tewkesbury and Gloucester, all just a short drive away, providing excellent education for all ages, sporting facilities, and entertainment. Also within easy reach are major road links including the M5 north and southbound, A417 and the M4.

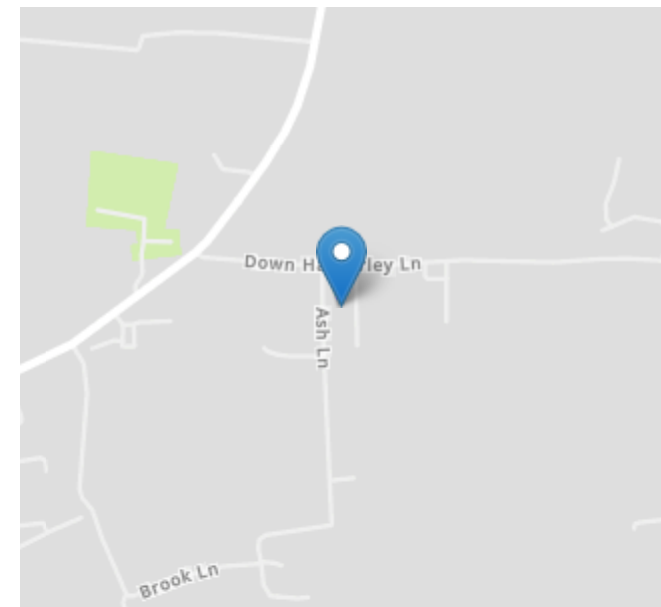
Lynton
Approximate Gross Internal Area
1399 sq ft - 130 sq m



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
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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