



Up Hatherley



# Up Hatherley

Azalea Drive, Up Hatherley, Cheltenham, GL51 3EA

£259,950 Freehold

A 2 bedroom, mid terrace, property with off-road parking and garden with rear pedestrian access, offered for sale with no onward chain.

NO ONWARD CHAIN • living/dining room • kitchen • 2 bedrooms • bathroom • garden • off road parking • gas central heating • double glazing • popular location

## Description

Built by Westbury Homes in the 1990s, this modern mid terrace property is nicely situated within a popular residential location. The ground floor accommodation includes an entrance hall, kitchen, and a living/dining room with French doors leading to the rear garden. On the first floor, there are 2 bedrooms, the principal bedroom having built-in wardrobes, and a modern bathroom. Outside, there is an enclosed rear garden, paved for easy maintenance with rear pedestrian access, and a timber garden shed. To the front of the property, there is a gravelled area providing an off-road parking space.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** B.

**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.



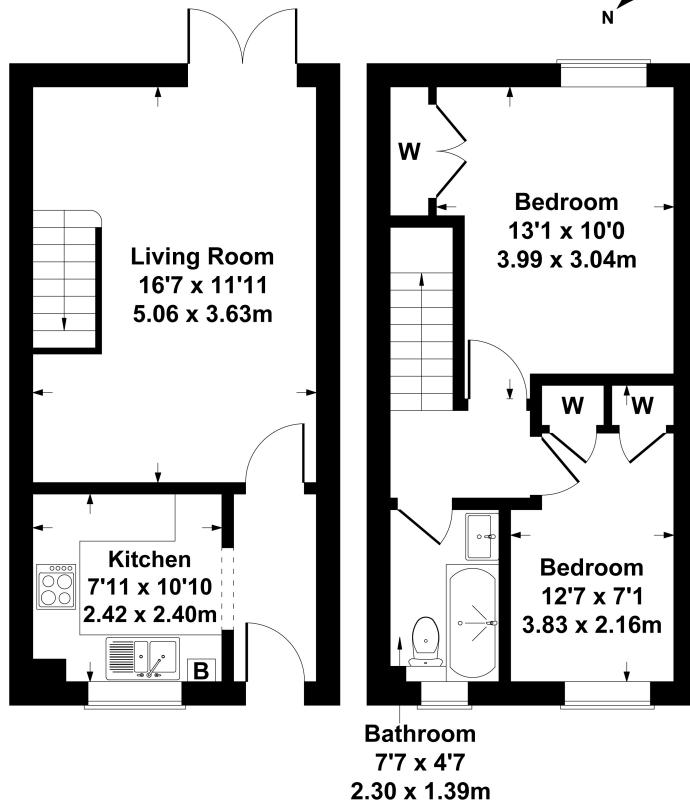
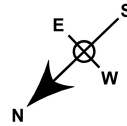


### **Situation**

Conveniently situated 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.

# 15 Azalea Drive

Approximate Gross Internal Area  
592 sq ft - 55 sq m



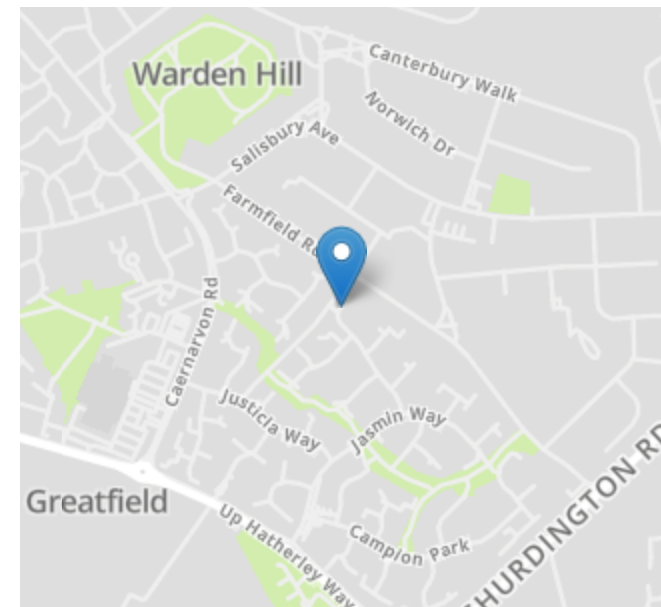
**GROUND FLOOR**

**FIRST FLOOR**

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+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(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	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.