

Sedgewick Gardens, Up Hatherley, Cheltenham, Gloucestershire GL51 3QD



Well presented link-detached house • Spacious bay fronted sitting room • Kitchen/dining room • Conservatory • Mature gardens • Garage and driveway parking • Close to good local amenities and schools • Easy M5 motorway access • EPC C

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

A beautifully presented four-bedroom link-detached family home with a leafy outlook occupying a mature plot in popular Up Hatherley.

The well-proportioned accommodation is very well presented throughout and in brief comprises; an entrance hall with an adjacent cloakroom, a bright and spacious 19' sitting room with a box bay window lies to the front of the property, behind is a spacious well fitted kitchen/dining room with access into the conservatory.

On the first floor there are four bedrooms, the master with an en suite, and a separate family bathroom. There is an enclosed and mature garden to the rear, with a variety of shrubs, plants and trees, and a patio. To the front, a driveway provides off-road parking and leads to the single attached garage.

Agents' note - the photo of the front shows a double garage - the property owns the garage on the right nearest the house. The other garage is owned by the neighbour to the left.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

Directions

From Perry Bishop & Chambers Bath Road office head away from Cheltenham town centre, at the first mini roundabout turn right onto A46 Shurdington Road, proceed straight until you come to another roundabout and turn right onto Hatherley way, at the next roundabout (Morrisons) continue straight, turn right into Chargrove Lane and then right again into Sedgewick Gardens.

What3Words: ///bravo.lame.ozone

Services & Tenure

The tenure is freehold. All mains services are understood to be connected. There is an EV charging point by the front door.

Local Authority

Cheltenham Borough Council

Council Tax Band- E

Our reference

CHE/GW/MS/28082024

We'd love to hear from you

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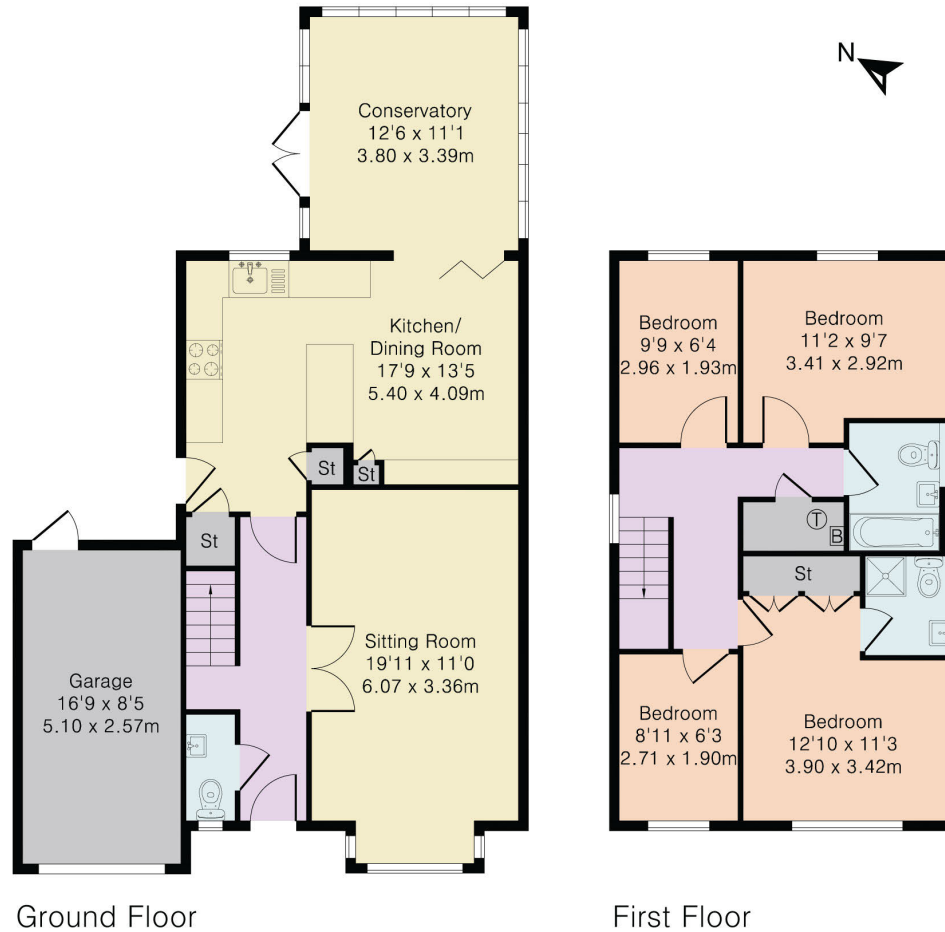
E: cheltenham@perrybishop.co.uk







Approximate Gross Internal Area 1362 sq ft – 126 sq m
Ground Floor Area 833 sq ft – 77 sq m
First Floor Area 529 sq ft – 49 sq m



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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

