

Hatherley Road, Cheltenham, Gloucestershire GL51 6EP



Period family home • Three bedrooms • Two bathrooms • Extended • Beautiful garden •
Driveway parking • Garden office • EPC D

Hatherley Road,

Cheltenham, Gloucestershire GL51 6EP

Key Features



3
Bedrooms



2
Bathrooms



3
Receptions

About the property

A three bedroom, exceedingly well-presented, extended period family home located in ever-popular Hatherley close to local amenities and schooling. The property backs on to allotments and enjoys a leafy rear outlook across a generous rear garden.

The property is bright and spacious throughout and provides an enclosed entrance lobby opening on to an entrance hall with wood effect flooring and staircase with solid wood balustrade rising to the first floor over WC. There is a bay fronted reception room to the front with stripped floor boards, picture rails, and exposed brick feature fireplace. To the rear, there is an open-plan modern white fitted kitchen that provides a range of high and low-level units with tiled splashbacks, fitted electric fan oven, and an island workstation with an induction hob. This is open to the dining area which has sliding glazed doors overlooking the large rear garden. Off the dining area, there is a further reception room with a fireplace, picture rails, and built-in storage cupboards.

Upstairs the landing area is very bright, having a window to the side aspect, and provides three large double bedrooms, with the master bedroom benefiting from en suite facilities, and a contemporary three piece family bathroom suite.

To the rear of the property, there is a well-maintained, landscaped garden enclosed by wooden fencing and planted with a host of shrubs, trees, and a lawned area. There is also an exceedingly useful garden store/utility room with a separate home office - ideal for someone who works from home.

An ideal family home, beautifully presented throughout, in a popular and convenient location with a large garden, leafy outlook and ample off-street driveway parking.

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.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From Perry Bishop's Bath Road office head towards Cheltenham town centre, at the first set of traffic lights turn left onto Suffolk Road, at the end of the road stay left (with Texaco garage on your right) and turn left at the first set of traffic lights into Hatherley Road, proceed straight on passing over three mini roundabouts. After the third mini roundabout you will pass the entrance to Dean Close School on the right right and the property will be found on the right.

What 3 Words: [///wire.hotel.overnight](#)

Services & Tenure

The tenure is Freehold. All mains services are connected.

Local Authority

Cheltenham Borough Council

Council Tax Band: D

Our reference

CHE/NB/RN/06012025

We'd love to hear from you

140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

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what the owner said

"We love the house because the layout works really well for how we live our lives. We have a good size garden which we enjoy and extended views out into the allotments beyond. The location is also great for getting into town either walking or by bus, the train station is around a 15 minute walk and there is easy access to the motorway. Having a separate office space is also great as you can feel like you're going to work, even when working from home."





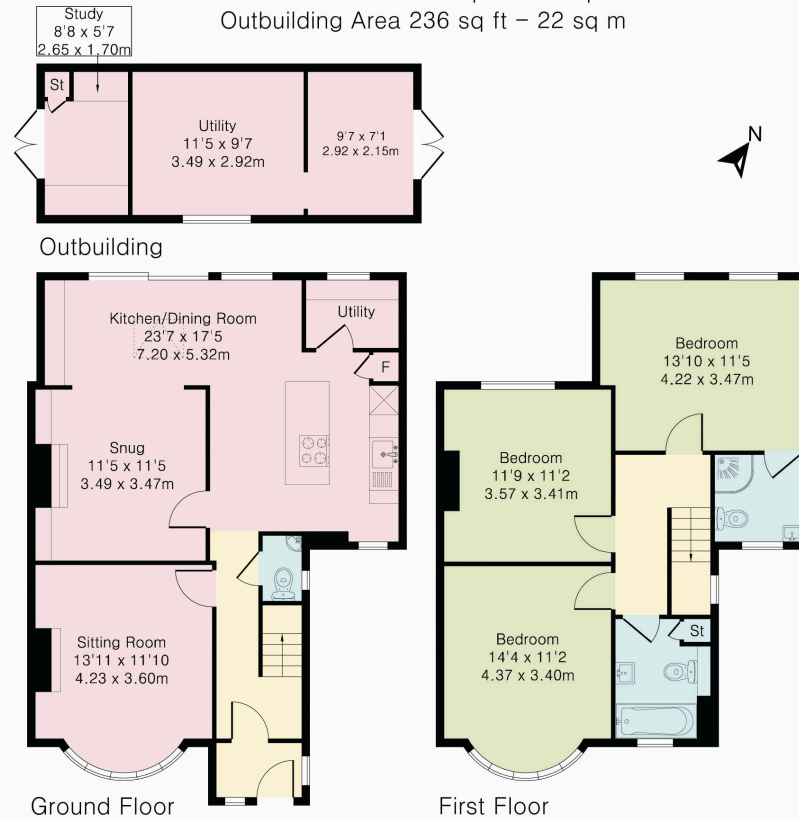


Approximate Gross Internal Area 1518 sq ft - 141 sq m

Ground Floor Area 688 sq ft – 64 sq m

First Floor Area 594 sq ft – 55 sq m

Outbuilding Area 236 sq ft – 22 sq m



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PROPERTY MADE PERSONAL



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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.

Gloucestershire • Oxfordshire • Wiltshire

