

## Hesters Way Lane Cheltenham, Gloucestershire, GL51 0LE



Semi Detached • Three bedrooms • Sitting room • Bathroom • Gardens • Garage and driveway • Close to local amenities • EPC C



# Hesters Way Lane

Cheltenham, Gloucestershire, GL51 0LE

## Key Features



3  
Bedrooms



1  
Bathroom



1  
Reception

## About the property

A three bedroom semi-detached family home well located for a range of local amenities in the popular Springbank area of Cheltenham. The bright accommodation is presented in good condition and provides an entrance hallway, spacious front reception room, white three piece bathroom suite and modern fitted kitchen with access into the rear garden.

Upstairs there are three bedrooms – two doubles and a single.

Externally, the property benefits from a private rear garden enclosed by wooden fencing with pergola and several mature trees. There is also a single garage, front garden and ample driveway parking.

## 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.

## 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.

## Directions

From Perry Bishop on Bath Road (GL53 7NG), head towards Cheltenham town centre and turn left at the first set of traffic lights onto Suffolk Street. Continue until the end and continue straight with Kensall Rise petrol station on the right. Continue straight on, pass straight through and pass through two set of traffic lights until you reach the next roundabout. Take the second exit onto Princess Elizabeth Way. At Coronation Square take the left onto Marsland Road, pass straight over the first mini roundabout onto Hesters Way Road. Hester Way Lane will be the fifth left turn and the house will be found on the left.

What3Words: /// straw.petal.united







### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Cheltenham Borough Council

Council Tax Band C

### Our reference

CHELT/NB/KB/19092025

### We'd love to hear from you

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**Approximate Gross Internal Area 727 sq ft - 68 sq m  
(Excluding Garage)**

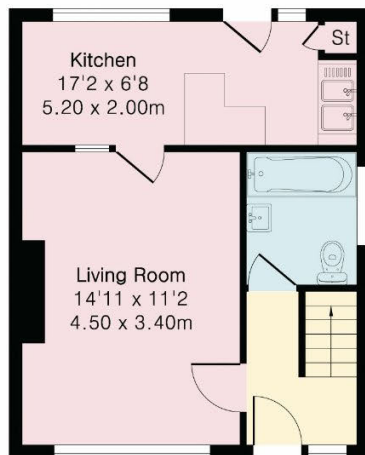
Ground Floor Area 362 sq ft – 34 sq m

First Floor Area 365 sq ft – 34 sq m

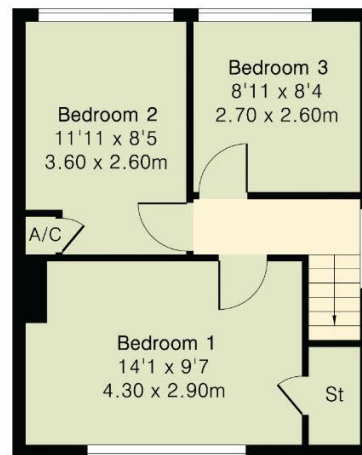
Garage Area 126 sq ft – 12 sq m



Garage



Ground Floor



First Floor

**PerryBishop**  
PROPERTY MADE PERSONAL



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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**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

