



Perry  
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For Sale

Hatherley Road  
Hatherley, Cheltenham, GL51 6HB

Perry Bishop  
and Chambers

the agent who keeps you informed



# Hatherley Road

## Hatherley, Cheltenham, GL51 6HB

Price: OIEO £300,000

### The Property

This is a very well presented and spacious three bedroom bay fronted semi-detached house located close to good local schools, including Bournside and Chosen Hill and an excellent range of amenities.

The extended accommodation also offers the potential for further expansion if desired with planning permission in place for a two storey extension to the side. Its current layout in brief includes an entrance hall, cloakroom, dual aspect sitting/dining room with bay window, fireplace and patio doors giving access into the enclosed and private garden, a very well fitted modern kitchen with a range of units, which in turn gives access into the utility area which also has space for a desk, there is also a further reception room on the ground floor which is currently being used as a fourth bedroom but could also make a useful study/play room this comes with an en-suite cloakroom.

On the first floor there are three bedrooms and a family bathroom with a shower. Further benefits of this impressive family home include gas fired central heating, double glazing, an enclosed well maintained garden with a patio and side access, off road parking and the property offers easy access to the M5 motorway.

### Directions

From Cheltenham town centre proceed via Lansdown, turning left onto Hatherley Road just beyond the Westal Green ( Texaco station ) island. At the fork road stay right and continue across the next mini island. Shortly after the post office on the left you will see the property, just before the roundabout.

### Amenities

Hatherley developed from the late 1950's onwards and is now a sought after and mature location.

A particular attraction is the prized Bournside School, an academy for 11-18 years olds, at primary level school education is available on Lakeside on Hatherley Road and St James which holds an outstanding Ofsted report. Public transport is available on Hatherley Road and there is a choice of supermarkets and DIY store within 1/2 mile.

### Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

### Local Authority

Cheltenham Borough Council

### Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

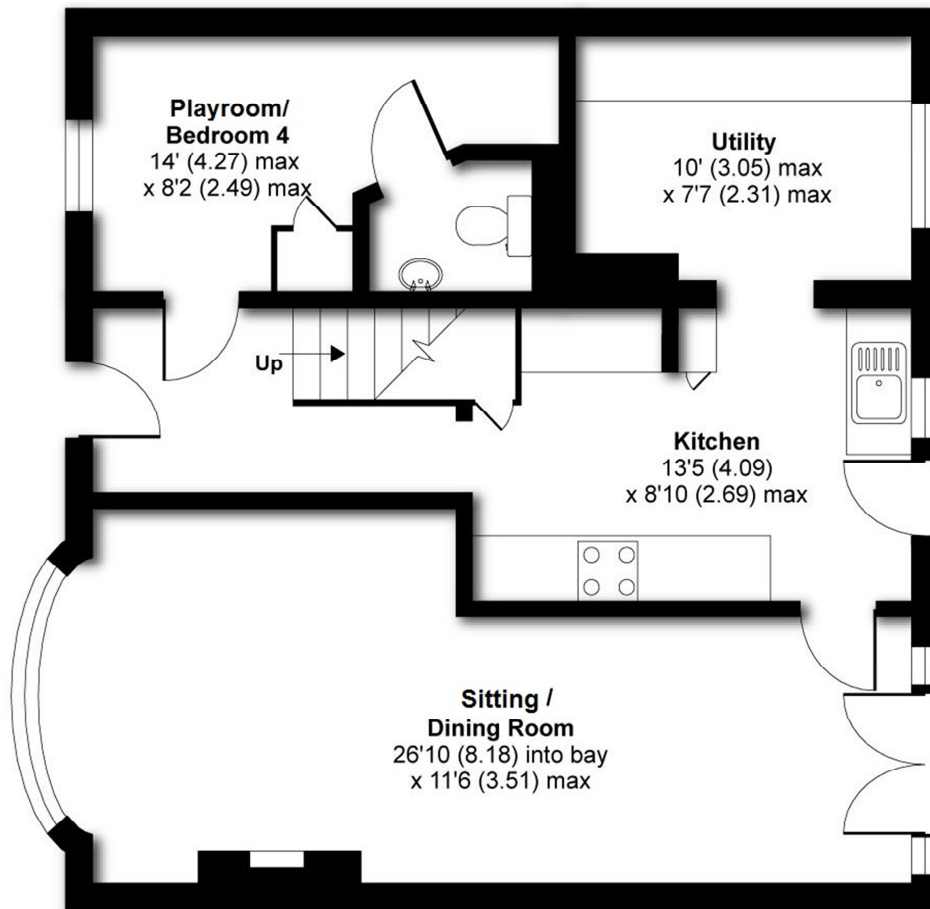
### EPC Rating C

Ref: 61020192/23802/RM

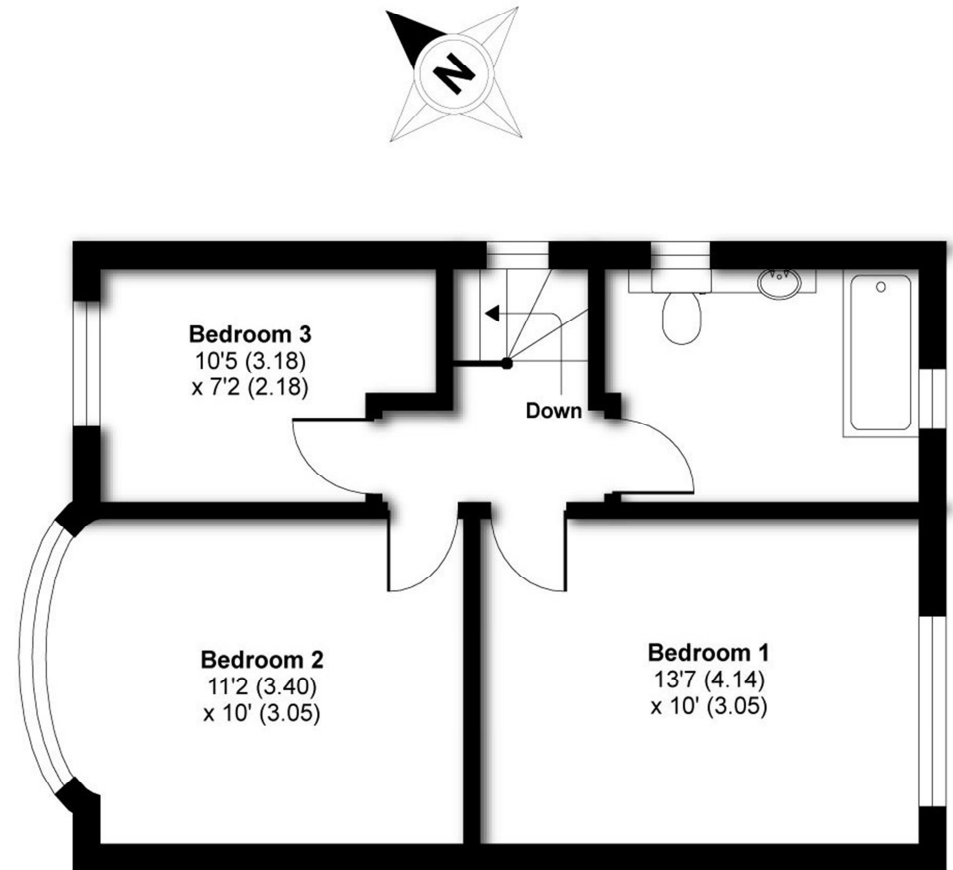








GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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