



Rothleigh, Up Hatherley, Cheltenham, GL51

Guide Price £350,000

3 1 2



This three bedroom semi-detached house is set in the sought after Up-Hatherley area of Cheltenham. Locally in Up-Hatherley there is schooling for all ages, supermarkets, a library, pub and is on a direct bus route to the Town Centre and Cheltenham Spa railway station.

The wonderful house itself is very well presented throughout and would be a lovely first time purchase or for a young family. The downstairs is welcomed with an entrance hall which leads you into the lounge area at the front with ample space for day to day living, there is a good sized kitchen/dining room at the rear. The kitchen itself offers a wide range of counter top cupboards and enough space for all utilities. The dining room fits a good sized table and has views out on the garden. Upstairs the home offers two double bedrooms, a decent sized third bedroom and lastly a family bathroom. The bathroom itself consists of a double shower and mainly offers a tile finish. Outside the rear garden is a splendid size, very mature and being southerly facing gets sun all day long. There is also enough space in the garden should someone wish to increase the size of the property (subject to the relevant planning). Further benefits include a garage, gas central heating and comes with off road parking via a driveway. A must see property in a sought after area.

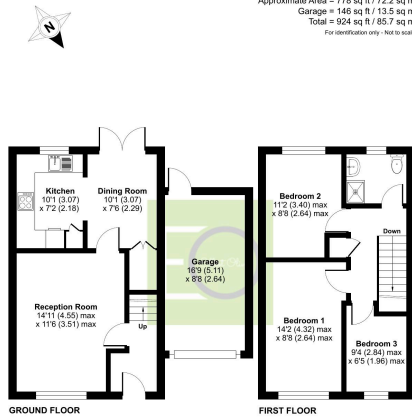
Freehold

Council Tax Band:



Rothleigh, Up Hatherley, Cheltenham, GL51

Approximate Area = 778 sq ft / 72.2 sq m
Garage = 146 sq ft / 13.5 sq m
Total = 924 sq ft / 85.7 sq m
For identification only - Not to scale



Plan also prepared in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential). Cheltenham 2024. Prepared by Elliot Oliver Sales and Lettings Limited. 01242 321091

- Three Bedrooms
- Semi-Detached
- Up-Hatherley Location
- Wonderful South Facing Garden
- Immaculate Condition Throughout
- Kitchen/Diner To Rear
- Stylish Family shower Room
- Potential To Extend (Subject To Planning)
- Gas Central Heating

