



David French Court, Up Hatherley, Cheltenham, Gloucestershire, GL51 3BQ

£149,812.50 Fixed price

Finished to an extremely high standard and deceptively spacious this property provides an ideal home for a first time buyer or small family. As you step into the hallway you will find an open plan kitchen to your left, finished with a modern walnut effect kitchen suite, travertine wall tiles, walnut laminate flooring and a dark counter top to which is fitted a stylish sink unit with food disposal, 5 ring gas hob and built in oven with dual purpose microwave above. Along the hallway the generously proportioned living room provides ample space to relax in. This room is carpeted throughout and leads through to the conservatory via double opening French doors. This room is effectively an extension of the living room and provides access to the rear garden through yet another set of double opening French doors. The rear garden is tastefully landscaped with easy to maintain gravel and wooden deck panels, plants and shrubs and is fenced on all sides to provide a private outdoor space. To its rear you will also find a garden shed for storage. To the first floor and you will find the spacious family bathroom, again tastefully decorated and fitted with large shower bath, corner toilet and wash hand basin, whilst the walls and floors are tiled. The second bedroom sits next door and is of good size, capable of accommodating a double bed if desired. Between this room and the master bedroom sits an airing cupboard. The master bedroom faces the front of the property and provides a built in wardrobe and two recessed areas ideal for furniture and storage/wardrobe space whilst not taking up valuable floor space.

The property benefits from gas central heating, a modern combination boiler situated in the kitchen, wall radiators throughout, and new UPVC double glazed windows and doors. Two parking spaces are provided, one directly in front of the property laid with block paving and one opposite within the court.

Ideally situated in Up Hatherley this property is minutes away from Bournside School and Sixth Form Centre, local shops and amenities, public parks with play areas and has direct links to

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the town centre. A bus stop sits at the entrance to the court. The M5 motorway is a mere five minutes away travelling in both directions.

Such a complete property in every way with no additional works required, it is ready to move into. Viewing is highly recommended.

Remaining 25% share available to purchase. (Current monthly rent for this share £163.79)

EPC – C

Council Tax Band - B



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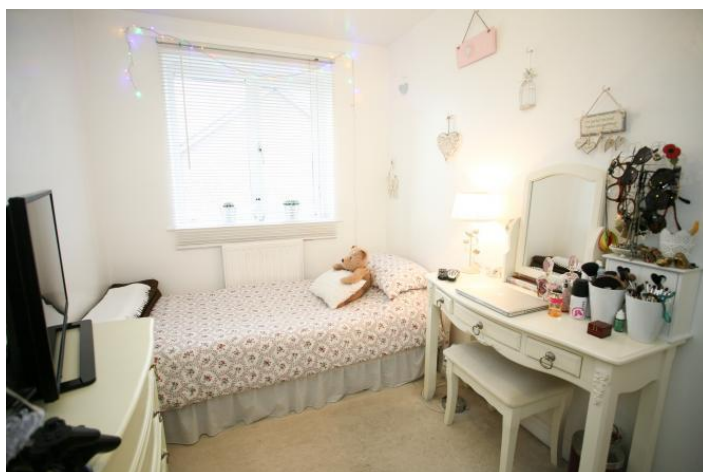
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