





This very desirable three bedroom property is situated in a quiet cul-de-sac in this highly regarded residential location. Positioned close to local amenities, it benefits from two double bedrooms, one single, a large open kitchen and dining area, spacious conservatory, garage and enclosed rear garden.

Set just off Up Hatherley Way, Ashcot Mews is set within a mature development within walking distance to a number of handy shops and across the road from fields with which to roam. The property consists of an enclosed hallway with stairs to the first floor. A spacious living room is positioned to the front of the house and to the rear a modern and beautifully presented, fully equipped fitted kitchen is set adjacent to the dining area. Furthermore, a large conservatory forms an additional room to the ground floor overlooking the enclosed and well landscaped rear garden.

Three bedrooms occupy the first floor. The master bedroom is fitted with built in wardrobes and the second bedroom, although furnished with a single bed and furniture at present, would comfortably be described as a double, with the third bedroom being a good sized single.

All bedrooms are served by a modern family bathroom, consisting of bath with electric shower set within, toilet and wash hand basin.





The property further benefits with double glazed windows and doors throughout, gas central heating and some of the flooring and doors have also recently been replaced. You will find a single garage set to the side which is accessible from the front as well as from the rear garden.

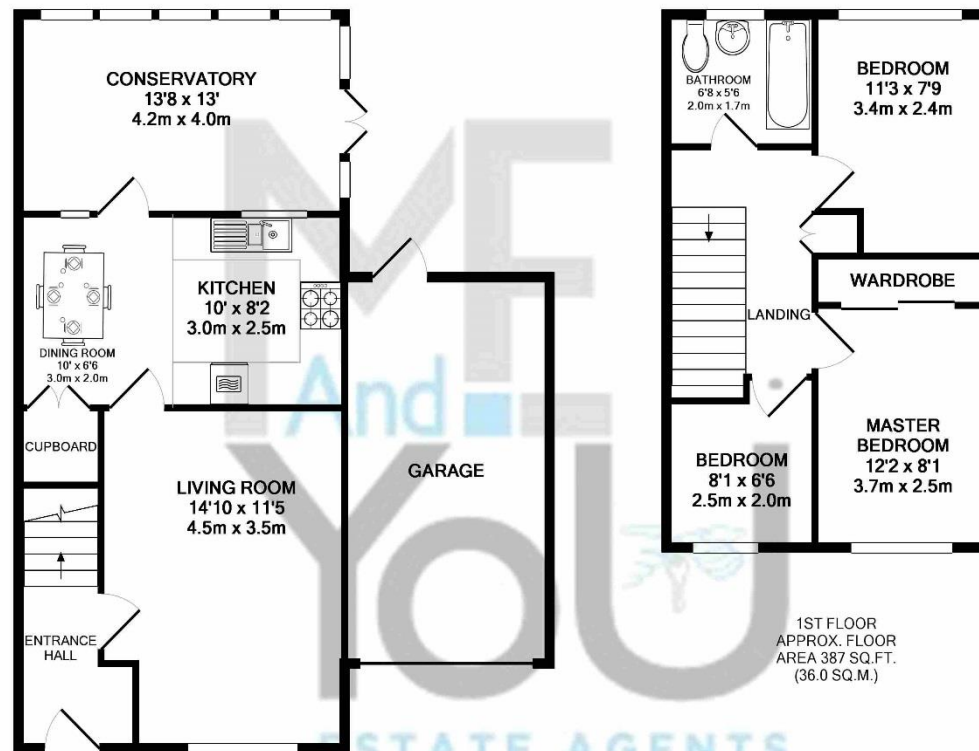
Situation: Set within Up Hatherley, this property is moments from the M5 motorway for those of you who might commute. It is close to local amenities, fields and a park and playground which is just up the road. It also sits within catchment of a number of highly regarded primary and secondary schools. The town centre is two miles away and there are also several public transport links close to the property.

Viewing by appointment only via sole selling agents M.E And You Estate agents. 01242 584007









1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(36.0 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 710 SQ.FT.
(65.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1097 SQ.FT. (101.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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