



7 Ashcot Mews
Cheltenham

ME
And
YOU
ESTATE AGENTS
SALES & LETTINGS







ME And You are delighted to offer for sale this very well presented three bedroom family home in the popular suburb of Up Hatherley, which benefits from a large corner plot and rear garden, converted garage and is in superb condition throughout.

A delightful family home, this property is comprised of an enclosed entrance and hallway, family living room to the front and open plan, spacious kitchen and dining room to the rear. The kitchen is fitted with built in utilities which include a fridge freezer, washing machine, dish washer, electric oven, grill, and gas hob with extractor. Through sliding doors you will find a small conservatory ideal for relaxing into a summer's evening looking onto the large rear garden.

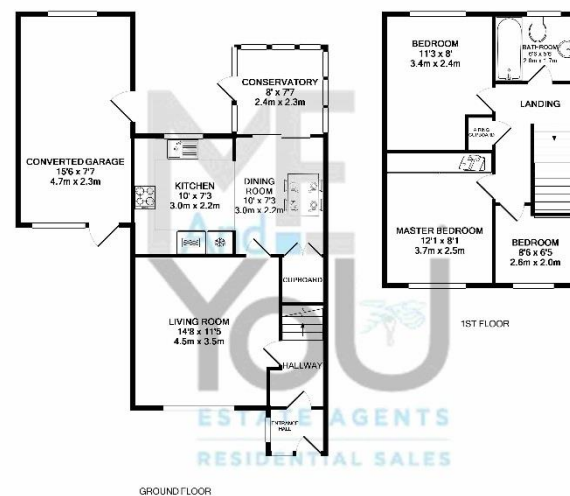
The garden is enclosed with a large grass lawn and patio. From here, you may access the converted garage which is at present a working studio. As such, access can also be gained from the front so as not to disturb the main residence.

Three bedrooms occupy the first floor with two doubles and one single which are all served by a well presented family bathroom. The master bedroom has built in wardrobes and an airing cupboard is set off the landing.

Windows and doors are double glazed with heating provided by a gas fired boiler.

Situation: Ashcot Mews is a peaceful cul-de-sac within Up Hatherley which sits close to local amenities including a Morrison's and Asda superstore, parkland, and is five minutes from Junction 11 of the M5. The town centre is approximately two miles.

It also sits within catchment of many well regarded schools including Bournside School and Sixth Form Centre.



We have every effort been made to ensure the accuracy of the floor plan contained here. Measurements of walls, windows, doors and any other room are approximate and to responsibility is taken for any errors, omissions, or misstatements. The plan is to be used as a guide only and is not to be relied upon for any prospective purchase. The services, structure and condition of the property have been tested and is guaranteed to be in good condition. (Scale 1:1000)