



David French Court
Cheltenham

ME
And
YOU
ESTATE AGENTS
SALES & LETTINGS







ME And You are delighted to offer for sale this spacious two bedroom house in Up Hatherley, with a large living room which adjoins a conservatory, rear garden, and parking for two vehicles, all close to local amenities, the town centre, with easy access to the M5 Motorway.

The ground floor consists of a spacious kitchen to the front of the property that is larger than you'll find in most other two bedroom models of property this size. The living room sits to the rear and again is very large, opening to a conservatory that has been integrated into the house. The vendors have recently invested in a new internal roof for the conservatory which is now solid and insulated. This now provides for a more comfortable space that no longer becomes too warm to use in the summer months.

To the rear you will have a well presented garden that is perfectly proportioned for the property, with a garden shed and rear access.

The first floor is occupied by a large master bedroom with built in wardrobes, an additional closet and lovely views out over Leckhampton Hills, and a good sized second bedroom, both served by a family bathroom with an electric shower over bath.

The property has gas central heating, double glazed windows and doors and parking for two vehicles. It is situated close to a Morrisons superstore and other amenities, and the town centre could be walked in around half an hour. You will also find a bus stop just seconds away.

Please note, a monthly service charge is payable to Bromford Housing for the upkeep of the communal areas of David French Court. £21.23. (Please enquire for further information)



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. Made with Metropix (2017)