



Selworthy, Up Hatherley - GL51 3YA
Cheltenham

In Excess of £250,000



Selworthy

Up Hatherley, Cheltenham

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedroom Home
- Desirable Location In Up-Hatherley
- Well Presented Throughout
- Enclosed Rear Garden
- Parking For Two Vehicles
- Greatfield Park Situated To The Rear Of The Property
- Greatfield Park Primary School Situated Across the Park To The Rear Of The Property.





Situated in the highly sought-after area of Up Hatherley, this delightful two-bedroom terraced home offers a perfect blend of comfort and charm. Boasting a well-designed layout, this beautifully presented property is ideal for those seeking a home that is both stylish and practical. From the inviting living space to the private garden retreat, every aspect of this home has been thoughtfully designed to create a welcoming and functional living environment.

Ground Floor

Sitting/Dining Room: Step inside to discover a spacious and beautifully presented sitting/dining room, offering a warm and inviting atmosphere. Perfectly suited for both relaxing evenings and entertaining guests, this space serves as the heart of the home, seamlessly connecting to the rest of the property.

Kitchen: The modern and stylish kitchen is designed with both form and function in mind. Featuring sleek cabinetry, ample storage, and quality appliances, it provides an efficient and elegant space to prepare meals while enjoying views of the garden.

First Floor

Bedroom One: A generously proportioned double bedroom, complete with built-in wardrobes, offering plenty of storage while maintaining a clean and uncluttered aesthetic.

Bedroom Two/Office: A versatile second bedroom, ideal as a guest room, home office, or creative space. Its bright and airy ambience makes it a perfect retreat for work or rest.

Bathroom: A well-appointed bathroom, designed for comfort and convenience, completing the upper-level accommodation with style and practicality.

Garden: Step outside to a private and enclosed rear garden, offering a tranquil escape from the hustle and bustle of daily life. A patio area provides the perfect spot for al fresco dining, while a handy garden shed offers additional storage. Whether you're enjoying a peaceful morning coffee or hosting a summer gathering, this outdoor space is a true asset.

Parking: the property benefits from two allocated parking spaces, ensuring convenience for residents and visitors alike.

Council Tax Band: B

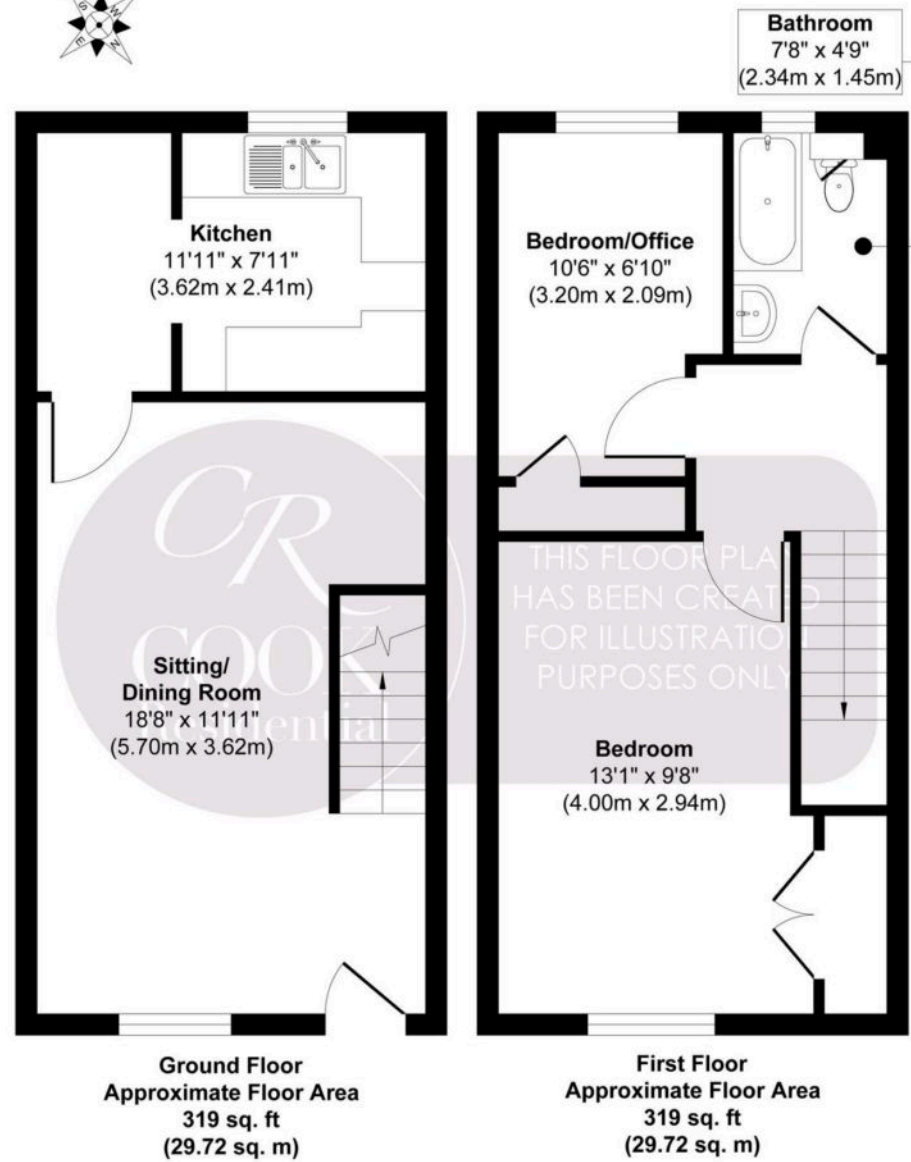
Tenure: Freehold

Viewings are strictly by appointment only. Please contact Cook Residential to arrange your exclusive tour.

Location: Situated in the desirable Up Hatherley area, this home is within easy reach of excellent local amenities, reputable schools, and transport links. With Greatfield Park just moments away, residents can enjoy scenic walks and outdoor activities, making this an ideal home for those seeking a balance of convenience and tranquillity.

All information regarding the property details, including its Freehold status, is to be confirmed between vendor and purchaser solicitors.

All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 638 sq. ft / 59.44 sq. m

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.