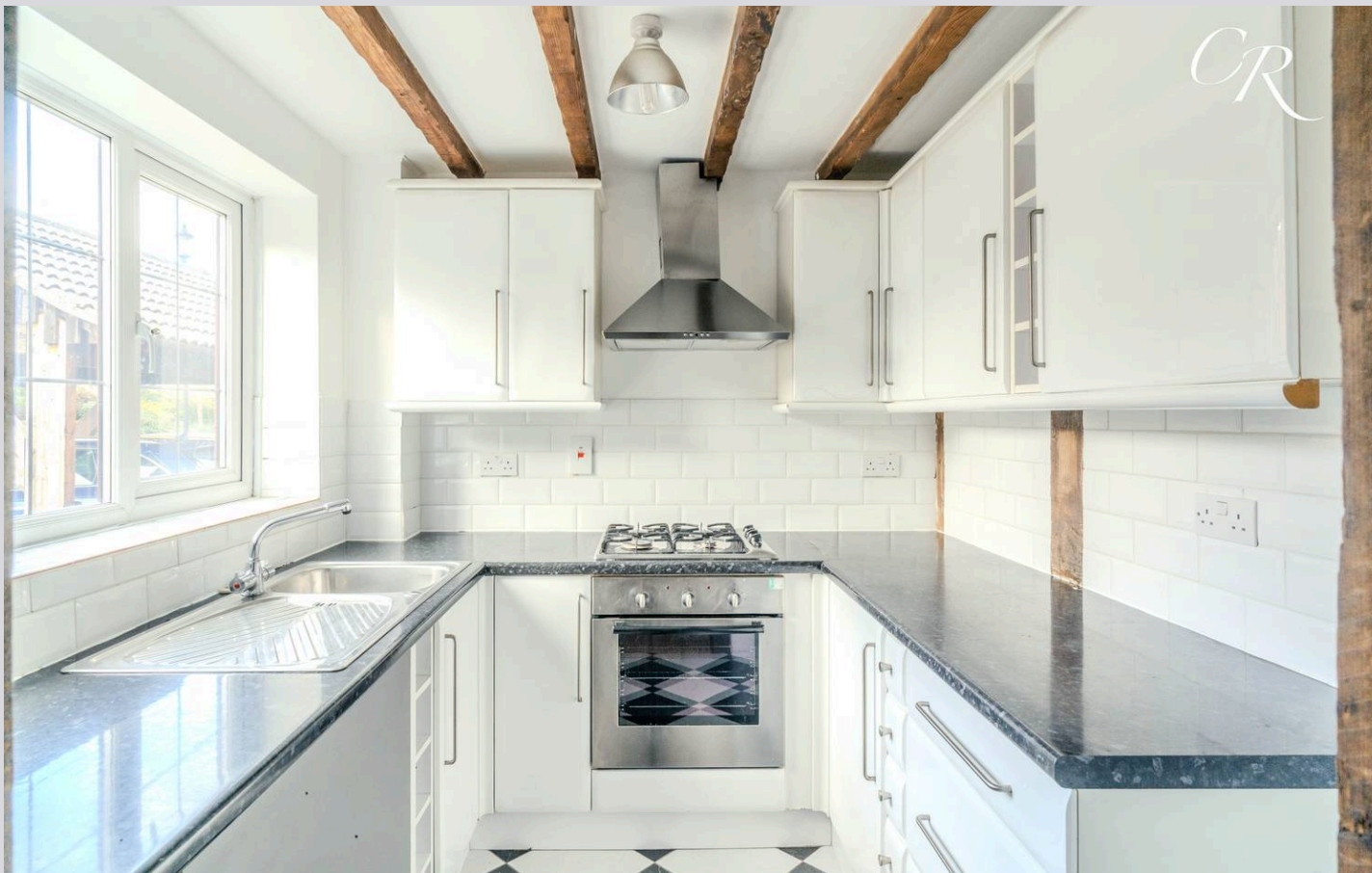




Chapman Way, Hatherley, GL51 3NE

Guide Price £260,000



Chapman Way

Hatherley, GL51 3NE

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Modern Two Bedroom Property
- Quiet Residential Location
- Open Plan Living-Dining Room
- Enclosed Rear Garden
- Driveway Parking With Carport





This attractive two-bedroom mid-terraced home, offered with No Onward chain, is situated within the highly sought-after area of Hatherley. The property provides well-balanced accommodation arranged over two floors, together with a private rear garden and covered parking. Ideally suited to first-time buyers, downsizers, or investors alike, this home combines a peaceful residential setting with easy access to Cheltenham's amenities.

Entrance Hall: The property is approached via a pathway leading to a covered entrance porch. The front door opens into a welcoming hallway providing access to the kitchen and living space, with stairs rising to the first floor.

Kitchen: Positioned to the front of the home, the kitchen is fitted with a range of modern wall and base units complemented by dark work surfaces and tiled splashbacks. A stainless-steel oven, gas hob with extractor, and space for further appliances complete this well-designed area. A large window overlooks the front, allowing plenty of natural light.

Living/Dining Room: Situated at the rear, the spacious living/dining room enjoys wooden flooring, exposed ceiling beams, and a feature staircase leading to the first floor. A rear window and door open directly onto the garden, providing a lovely sense of connection to the outdoor space.

Bedroom One: Located at the rear of the property, this bright double bedroom features a large window overlooking the garden, fitted storage, and ample room for freestanding furniture.

Bedroom Two: Positioned at the front, this is also a double room, albeit a slightly smaller one, with a dormer-style window allowing natural light to fill the space. It's ideal as a guest bedroom, home office, or nursery.

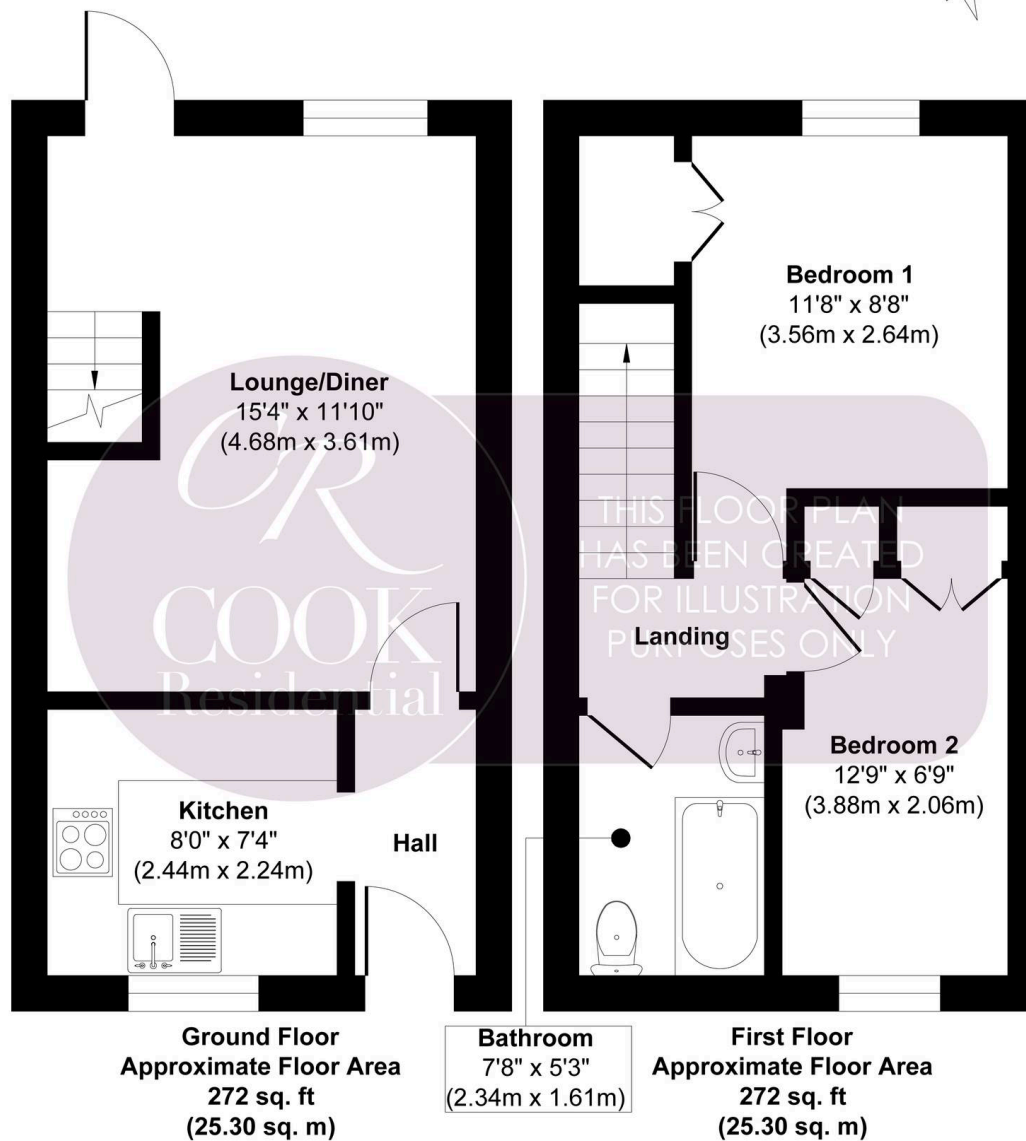
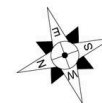
Bathroom: The family bathroom is fitted with a white suite comprising a bath with shower over and glass screen, WC, and wash hand basin, finished with tiled surrounds and a Velux window providing natural light.

Garden: The rear garden offers a private and enclosed space mainly laid to patio with mature planting and fenced boundaries, perfect for low-maintenance outdoor living. To the front there is a small planted garden area and access to the car port, providing covered off-road parking.

Parking: This property benefits from two off road parking spaces one being a convenient car port and the other being just in front of it.

Location: Chapman Way is positioned within the popular residential area of Hatherley, known for its excellent transport links and proximity to local parks, schools, and shops. The area benefits from easy access to the A40, M5, and Cheltenham Spa railway station, while the town centre is only a short drive away offering a wealth of restaurants, bars, and cultural attractions. Green open spaces such as Burrows Field and Hatherley Park are nearby, providing lovely outdoor leisure opportunities.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by the purchaser's solicitor. All measurements and details provided are for guidance only.



Approx. Gross Internal Floor Area 544 sq. ft / 50.60 sq. m
Produced by Elements Property





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