



Long Mynd Avenue, Up Hatherley, GL51 3QW

In Excess of £400,000



## Long Mynd Avenue

Up Hatherley, GL51 3QW

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three-Bedroom Semi-Detached Home
- Popular Up Hatherley Location
- Open-Plan Dining / Family Room And A Separate Sitting Room
- Separate Utility Room And Ground Floor Cloakroom
- Private Rear Garden Laid To Patio and Lawn
- Driveway Parking and Garage For Storage / Motorbike





This well-presented three-bedroom semi-detached home is located in the ever-popular Up Hatherley area of Cheltenham and offers well-balanced accommodation, ideal for modern family living. The property features generous living space to the ground floor, a contemporary kitchen with adjoining dining/family area, a private rear garden, driveway parking and a garage suitable for storage or motorbike use.

**Entrance Hall:** A welcoming entrance hall with natural light from a frosted window, stairs rising to the first floor and access to the principal ground floor rooms.

**Sitting Room:** Positioned to the front of the property, this comfortable and well-proportioned sitting room enjoys excellent natural light and provides a relaxing retreat separate from the main family living space.

**Kitchen:** The kitchen is fitted with a range of modern units, complementary worktops and tiled flooring, with integrated dishwasher, oven, gas hob and extractor. A window and door provide light and access to the rear garden.

**Dining / Family Room:** An excellent open-plan space forming the heart of the home, offering ample room for both dining and seating. Recessed lighting and wide sliding doors create a bright, sociable room with seamless access to the garden and patio.

**Utility Room:** A separate utility room provides additional worktop space, storage and plumbing for appliances, keeping the main kitchen area clutter-free.

**Cloakroom:** The ground floor is completed by a useful WC with wash hand basin and frosted window.

**First Floor Landing:** Providing access to all bedrooms and the family bathroom. There is also a hatch leading to a boarded loft space above.

**Bedroom One:** A well-sized double bedroom featuring fitted wardrobes and a pleasant outlook, finished in neutral tones.

**Bedroom Two:** Another comfortable double bedroom, ideal for guests, children or home working.

**Bedroom Three:** A bright and versatile room, well suited as a nursery, child's bedroom or study.

**Family Bathroom:** A modern bathroom fitted with a corner bath, separate shower enclosure, wash basin, WC, heated towel rail and frosted window.

**Outside:** To the front, the property benefits from driveway parking and access to the garage, which is ideal for storage or motorbike use.

The rear garden offers a generous paved patio perfect for outdoor dining, with steps leading up to a lawned area bordered by mature planting, creating a private and family-friendly space.

**Additional Information:**

**Tenure:** Freehold

**Council Tax Band:** D

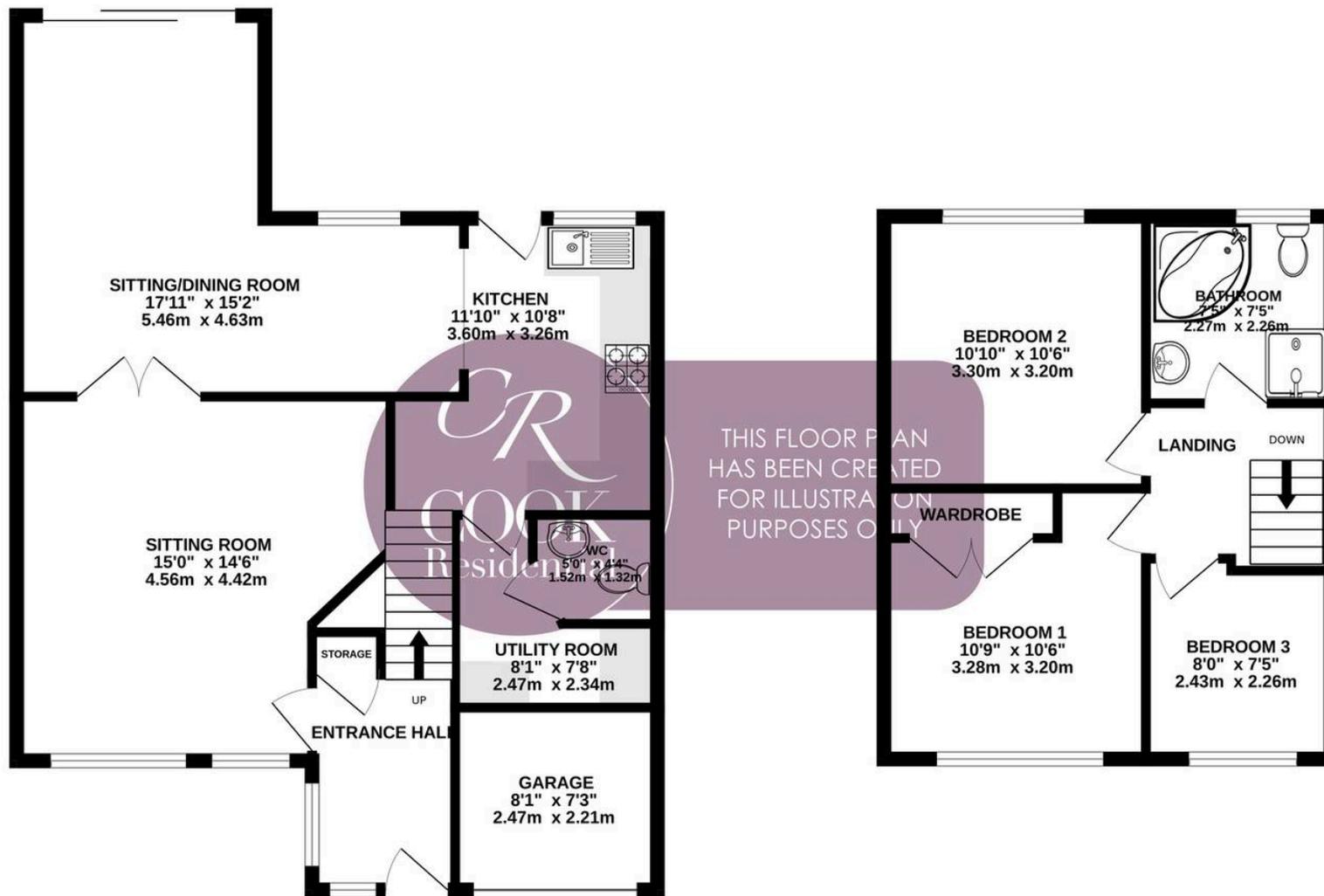
**Location:** Long Mynd Avenue is situated within the popular Up Hatherley area of Cheltenham, well regarded for its strong sense of community and excellent access to local amenities. Nearby are a range of shops, supermarkets, schools and leisure facilities, with Cheltenham town centre easily accessible. The location also offers convenient access to the M5 motorway, making it ideal for commuters.

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GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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