



Bronte Close, Hatherley, GL51 3NG

In Excess of £260,000



## Bronte Close

Hatherley, GL51 3NG

Charming two-bedroom home with exposed beams, off-road parking, carport, private garden and modern kitchen. Quiet location near amenities, schools and transport links. Ideal for first-time buyers.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Two Bedroom Character Home
- Ideal First Home Or Investment Property
- Open Plan Reception Room
- Quiet Residential Location
- Private Rear Garden With Patio
- Driveway Parking Plus Carport





This charming two-bedroom home is tucked away within a quiet residential setting and offers characterful accommodation arranged over two floors. Featuring decorative beams, well-proportioned rooms, off-road parking and a private rear garden, the property is ideally suited to first-time buyers, downsizers or investors.

**Entrance Hall:** Accessed via the front door, providing space for coats and shoes and leading through to the kitchen and sitting/dining room.

**Kitchen:** Positioned at the front of the property, the kitchen is fitted with a range of cream shaker-style units complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an oven and hob with stainless steel extractor above, with space and plumbing for additional appliances. Decorative ceiling beams add character, while the window provides good natural light.

**Sitting / Dining Room:** A characterful and inviting reception space featuring exposed decorative timber beams and a staircase rising to the first floor. The room offers generous space for both seating and dining, with wood-effect flooring throughout and ample natural light from the rear window and glazed door, creating a warm and comfortable environment for everyday living and entertaining.

**First Floor Landing:** Providing access to both bedrooms, the bathroom and a useful built-in storage cupboard.

**Bedroom One:** A well-proportioned double bedroom positioned to the rear of the property, offering space for a double bed and additional furniture. The room benefits from double fitted wardrobes, neutral décor and a pleasant outlook.

**Bedroom Two:** A versatile second bedroom featuring a built-in storage cupboard and a window providing natural light, ideal as a child's bedroom, guest room or home office.

**Bathroom:** Fitted with a white suite comprising a panelled bath with glazed shower screen and shower over, wash hand basin set into a vanity unit and WC. The bathroom is finished with part-panelled walls and benefits from a Velux-style window providing natural light and ventilation.

**Rear Garden:** A private and enclosed rear garden, mainly laid to lawn with a paved patio area providing space for outdoor seating and entertaining, all enclosed by timber fencing.

**Front of Property:** The property is approached via a private driveway providing off-road parking for one vehicle, with a neat frontage.

**Carport:** A covered carport providing sheltered parking for one vehicle, conveniently located close to the property.

**Location:** Bronte Close is situated within the popular Hatherley residential area, offering convenient access to local amenities, schools, GCHQ and Cheltenham town centre. Cheltenham is renowned for its Regency architecture, excellent state and private schooling, vibrant café culture and year-round festivals. Road links are easily accessible via the A40 and M5, while Cheltenham Spa railway station provides direct services to London and other major cities.

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GROUND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.

1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 535 sq.ft. (49.7 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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