



Kingscote Road East, Hatherley, GL51 6JS

Guide Price £350,000



## Kingscote Road East

Hatherley, GL51 6JS

A well-proportioned three-bedroom home offering balanced accommodation, a bright conservatory extension, a detached garage and approved planning permission for a single-storey front and side extension

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

- Three Bedroom Semi-Detached Home
- Corner Plot Position With Approved Planning For a Single Storey Front And Side Extension
- Ideally Situated Within Bournside School Catchment Area
- Landscaped Rear Garden
- Detached Garage and Driveway Parking
- Excellent Transport Links to The M5 and Cheltenham Spa Train Station
- Excellent Potential For Development



Occupying a generous corner plot within the popular area of Hatherley, this well-proportioned three-bedroom home offers balanced accommodation, a bright conservatory extension and a detached garage. With attractive frontage, landscaped rear garden and approved planning permission for a single-storey front and side extension, the property presents both comfortable living and future potential. Please note that some renovation work may be required.

**Entrance Hall:** A welcoming central hallway with wooden flooring and staircase rising to the first floor. There is useful understairs storage and doors leading to the principal ground floor rooms, with natural light filtering through from the rear of the property.

**Sitting Room:** Positioned to the front, this bright and comfortable reception room benefits from a large window overlooking the front garden. Wooden flooring and a feature fireplace with timber surround create a warm focal point, while double internal doors provide natural flow through to the dining room.

**Dining Room:** Located centrally within the ground floor, the dining room links seamlessly to both the sitting room and conservatory, creating an ideal entertaining layout. Wooden flooring continues through this space and double doors open into the conservatory, allowing light to travel from front to rear.

**Kitchen:** Arranged in a practical galley style with light wood cabinetry and dark granite worktops providing ample preparation space. There is an integrated double oven, electric hob with extractor over, butler-style sink and space for white goods including a washing machine and dishwasher. A window overlooks the side aspect and there is direct access through to the conservatory.

**Conservatory:** A generous addition to the rear, enjoying a brick base with UPVC glazing and a pitched roof. Currently used as a dining and family space, it benefits from tiled flooring, garden views and direct access outside, making it a bright and versatile extension of the ground floor.

**First Floor Landing:** Providing access to all three bedrooms and the family bathroom.

**Bedroom One:** A well-proportioned double bedroom positioned to the front of the property, enjoying a pleasant outlook over the garden and offering good space for wardrobes and additional furniture.

**Bedroom Two:** Located to the rear, this comfortable bedroom benefits from a garden outlook and is ideal as a child's room, guest bedroom or home office.

**Bedroom Three:** Also positioned to the front, this room is neatly arranged and would suit use as a single bedroom, nursery or study.

**Main Bathroom:** Comprising a panelled bath with shower over and curved glass screen, wall-mounted basin and tiled walls. An obscure-glazed window provides natural light and ventilation.

**Outside:** The property occupies a corner plot with an enclosed front garden bordered by a low brick wall and mature planting, including an attractive blossom tree that enhances kerb appeal. To the rear, the landscaped garden is mainly laid to lawn with a generous paved patio area ideal for outdoor seating and entertaining. The space is enclosed by fencing and enjoys a private feel, offering a well-balanced combination of lawn and terrace.

A detached garage is positioned to the rear of the plot, accessed via a hardstanding area, providing secure parking or valuable additional storage.

**Additional Information:** The property further benefits from approved planning permission for a single-storey front and side extension, offering excellent scope for future enlargement (subject to implementation). For further information please copy and paste the following link into your browser. <https://publicaccess.cheltenham.gov.uk/online-applications/applicationDetails.do?keyVal=T481A4ELIHR00&activeTab=summary>

**Tenure:** Freehold

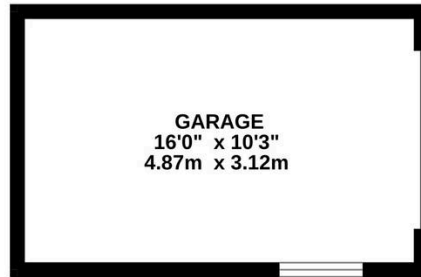
**Council Tax Band:** C

**Location:** Situated in Hatherley, a well-established and popular residential area of Cheltenham, the property enjoys convenient access to a range of local amenities including shops, supermarkets, schooling and regular bus services. Hatherley is particularly well regarded by families and commuters alike, offering easy access to Cheltenham town centre, GCHQ and excellent road links towards Gloucester and the M5.

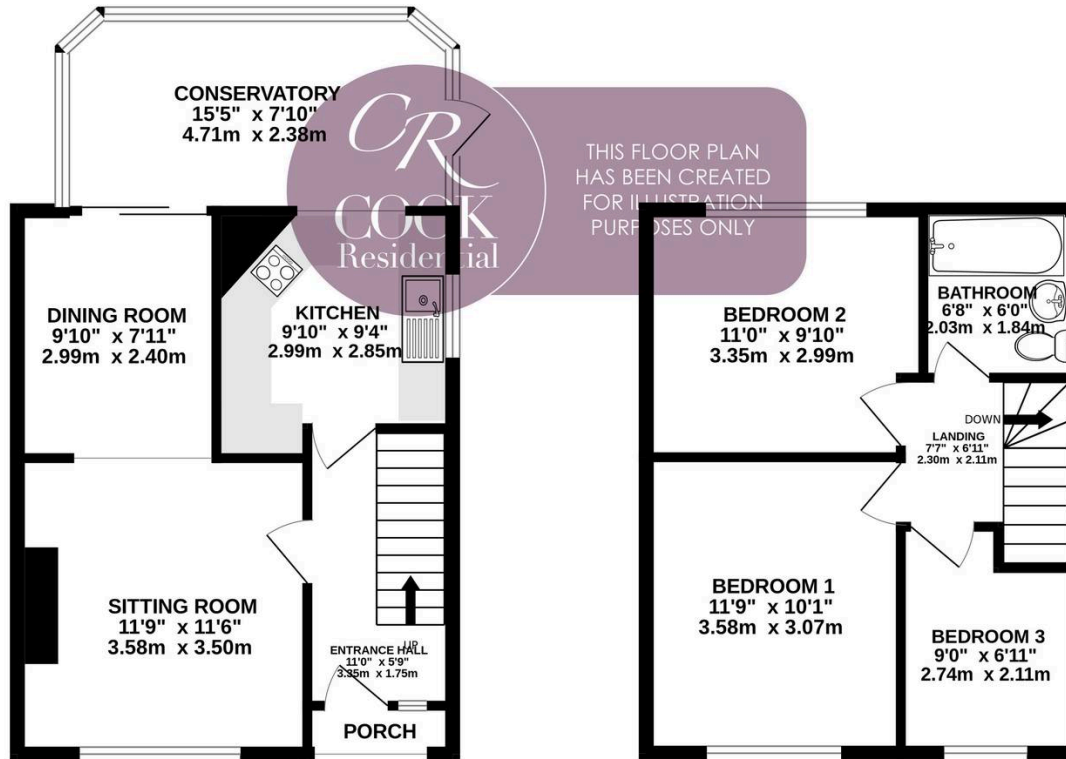
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GROUND FLOOR  
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 1008 sq.ft. (93.7 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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