



Hollis Road, Cheltenham, GL51 6JL

Guide Price £450,000





Hollis Road

Cheltenham, GL51 6JL

A well-presented four-bedroom, semi-detached family home, benefitting from a generous living space, a modern fitted kitchen, ensuite to the principal bedroom, driveway parking and garage storage

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Four Bedroom Semi-Detached Family Home
- Spacious Sitting Room With Feature Fireplace
- Solar Panels With 10 Year Warranty
- Modern Fitted Kitchen With Integrated Appliances
- Ensuite To Principal Bedroom
- Driveway Parking, Car Port And Garage Storage with an EV Charging Point





A well-presented four-bedroom semi-detached family home, situated within the popular residential area of Hatherley. Offering spacious and versatile accommodation across two floors, the property benefits from a generous sitting room, separate dining and family areas, a modern fitted kitchen, en-suite to the principal bedroom, driveway parking with a covered car port, garage storage, and an enclosed rear garden with decked seating area.

Porch: An enclosed entrance porch with glazed side panels, providing a welcoming entrance into the property and useful space for coats and shoes.

Entrance Hall: A spacious entrance hall with stairs rising to the first floor and doors leading to the ground floor accommodation.

Sitting Room: A bright and generously proportioned reception room with a large front aspect window allowing plenty of natural light to flow through the space. The room offers ample space for seating and features a contemporary inset wood burner, creating a cosy focal point. The sitting room also benefits from a useful understairs storage cupboard and a wide opening leading seamlessly through to the dining room, enhancing the open and sociable feel of the ground floor accommodation.

Dining Room: A spacious dining area with ample room for a family dining table and additional furnishings. French doors open directly onto the rear garden, allowing for an abundance of natural light and creating an ideal space for entertaining and family living.

Family Room: Positioned to the rear of the property, the family room offers a versatile additional reception space overlooking the garden, ideal as a playroom, snug, home office, or second sitting area.

Kitchen: A stylish modern fitted kitchen comprising a range of contemporary wall and base units complemented by wood effect worktops and contrasting splashback detailing. Integrated appliances include an induction hob with extractor over, double oven, dishwasher, and fridge freezer, with further space for freestanding appliances. The kitchen also benefits from recessed spot lighting, excellent storage, and access leading out to the rear garden.

Landing: Providing access to all first floor accommodation.

Bedroom One: A generous principal bedroom benefitting from extensive mirrored fitted wardrobes and a large front aspect window allowing plenty of natural light.

Ensuite: Fitted with a modern white suite comprising a shower enclosure, low-level WC, wash hand basin with vanity storage, tiled walls, and a useful built-in storage cupboard.

Bedroom Two: A well-proportioned double bedroom overlooking the front of the property, benefitting from a useful built-in storage cupboard and offering space for additional bedroom furnishings.

Bedroom Three: A bright bedroom with a large rear aspect window, currently arranged as a nursery, and benefitting from mirrored built-in wardrobes providing excellent storage.

Bedroom Four: A versatile fourth bedroom currently utilised as a home office, benefitting from a rear aspect window and fitted shelving.

Shower Room: A contemporary family shower room fitted with a large walk-in shower enclosure, low-level WC, wash hand basin with vanity storage, and stylish tiled detailing.

External: To the front of the property is a lawned garden alongside a block paved driveway providing off-road parking and a covered car port. The rear garden is enclosed and thoughtfully arranged with lawned areas, paved pathways, raised planted borders, and a decked seating area positioned over an ornamental pond, creating an attractive outdoor entertaining space. The garage is currently utilised for storage purposes.

Additional Details:

Tenure: Freehold

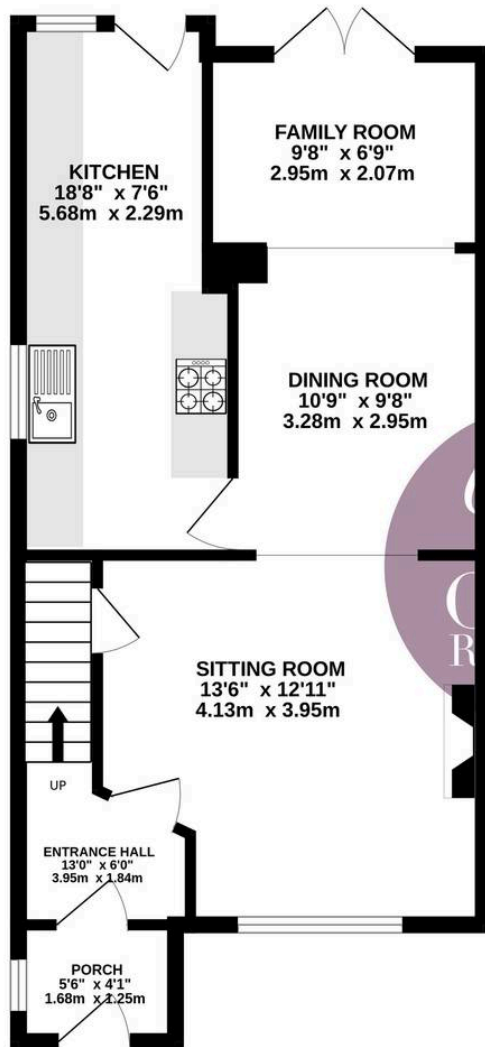
Council Tax Band: D

Location: Hatherley is a well-established and popular residential area on the outskirts of Cheltenham, offering excellent access to local amenities, supermarkets, schools, parks, and transport links. The property is conveniently positioned for access to Cheltenham town centre, Gloucester, GCHQ, and the M5 motorway network.

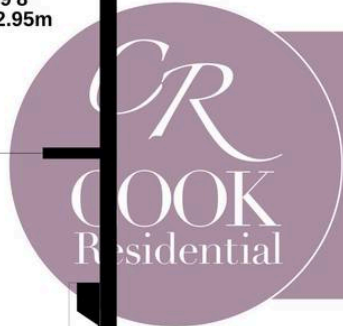
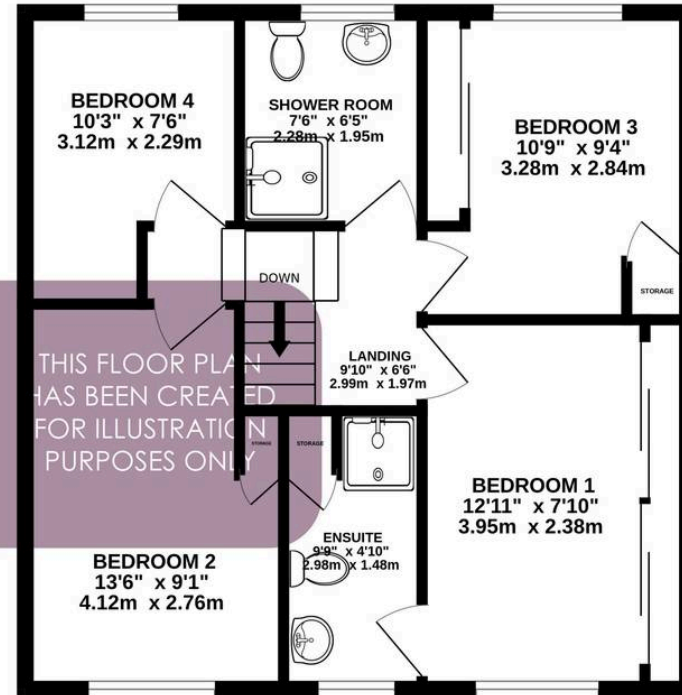
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GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.



THIS FLOOR PLAN
HAS BEEN CREATED
FOR ILLUSTRATION
PURPOSES ONLY

TOTAL FLOOR AREA : 1072 sq.ft. (99.6 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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