



8 Lavender Road, Up Hatherley, Cheltenham, Glos. GL51 3BN.

Guide Price: £269,950

A well presented semi-detached property in a quiet area.

The property comprises of hallway, lounge, fitted kitchen, three bedrooms, cloakroom and a bathroom.

There is a good-sized rear garden, garage & driveway.

It is gas centrally heated, double-glazed & is available with no onward chain.



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Directions: Leave Cheltenham via Bath Road and continue on via Shurdington Road. At the roundabout take the second exit right on to Up Hatherley Way. Take the first right on to Jasmin Way and then the third left on to Azalea Drive. Lavender Road is the second on the left, with the property on the left hand side.

Entrance: Via 1/2 opaque wooden door to:-

Hallway: Laminate flooring. Radiator. Stairs to first floor. Doors to Cloakroom & Lounge.

Cloakroom: 1.63m deep x 0.89m wide

Opaque double-glazed window to front aspect. Radiator. Close-coupled WC. Pedestal wash-hand basin. Laminate flooring.



**Lounge: 4.64m x 3.63m
(x 4.53m under stairs)**

Double-glazed window to front aspect.
Double radiator. Wood flooring. Door to:-





Kitchen: 3.10m x 4.53m

Wood flooring. Double-glazed patio doors to rear aspect. Double-glazed window to rear aspect. Range of wall and base units. One & a half size stainless-steel sink and drainer unit. Plumbing for automatic washing machine. Plumbing for dishwasher. Built-in four ring stainless-steel gas hob. Built-in stainless steel oven and grill. Extractor hood. Tiled splash-backs. Radiator. Under-stairs cupboard. Wall-mounted boiler. Space for table & chairs.



Landing: Doors to Bedrooms, Bathroom. Loft access hatch. Airing cupboard housing hot water tank.

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Bedroom One: 3.75m x 2.60m

Double-glazed window to rear aspect. Radiator. Built-in double wardrobe.



Bedroom Two: 3.37m x 2.58m

Double-glazed window to front aspect. Built-in wardrobe. Radiator.

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Bedroom Three: 2.78m x 1.91m: Double-glazed to rear aspect. Radiator.



Bathroom: 1.70m x 1.88m

Opaque double-glazed window to front aspect. White suite comprising:- panelled bath with mains mixer shower over and tiled surround, pedestal wash hand basin and close-coupled WC. Tiled flooring. Radiator.

Front Exterior:

Laid to lawn. Path. Driveway with parking for one car.

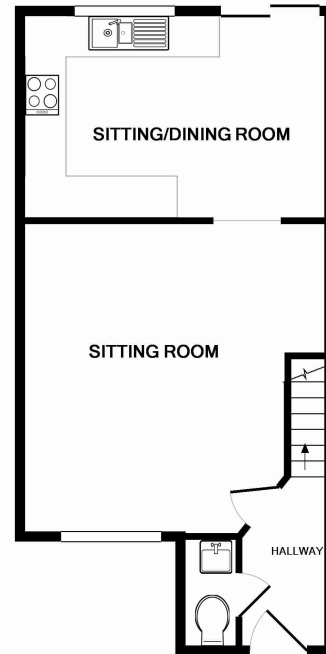
Rear Exterior:

Mainly laid to lawn with a patio area nearest to the house. There are a range of shrubs and plants in flower borders. Bounded by two wooden fencing and a wall to the rear aspect.

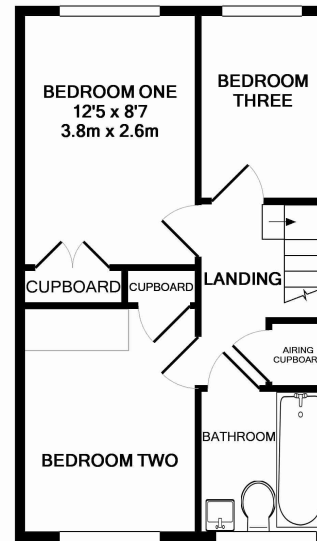


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Garage: Up and over main door. Power and lighting. Rear access door.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tenure: Freehold

Viewing:

By prior appointment through Young & Gilling Ltd, 3 Crescent Terrace, Cheltenham, GL50 3PE.

Tel: 01242 521129

Email: property@youngandgilling.com

Internet www.youngandgilling.com

Agents Note

For the avoidance of doubt, we wish to inform prospective purchasers that we have prepared these particulars as a general guide only. We have not carried out a detailed survey, not tested the services, appliances and specific fittings whether or not referred to in these particulars. Room sizes, which have been given in both metric and imperial measure, should not be relied on for the purposes of architectural alteration or the ordering of furniture, fitments, carpets, furnishings or any other measurable item. None of the statements contained in these particulars are to be relied upon as statements of representation of fact.

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Therefore the prospective purchasers & Vendors of any property will be required to complete an Identity Verification Certificate upon an offer being accepted by a vendor. Prospective purchasers & Vendors will also be required to supply formal verification of identity by showing one of the following; Passport, Photo I.D Driving Licence or other appropriate means of identification.

Details of funding will also be required especially on prospective purchases, which involve cash exceeding ten thousand pounds sterling.

Young & Gilling Ltd are obliged by law to include the above in legislation now in force and ask prospective purchasers & Vendors to consider our position and not take offence to the actions we are obliged to carry out by law. Verification of our duties can be verified by the National Criminal Intelligence Service or your solicitor.

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