



PETER BALL & CO.
ESTATE AGENTS

CALVERLEY MEWS, UP HATHERLEY, CHELTENHAM GL51 3RL

£795 PCM

- Modern Mid Terrace
- Two Bedrooms
- Sitting Room
- Conservatory
- Kitchen
- Bathroom
- Driveway & Garage
- Garden

PROPERTY DESCRIPTION

A well presented modern two double bedroom mid terrace property situated in a popular quiet cul-de-sac with garage and off road parking.

The comfortable accommodation is accessed via a Upvc double glazed door into an entrance hall with storage cupboard and a door straight into a spacious sitting/dining room with stairs to the first floor and door to the kitchen. The kitchen is fitted with matching eye and base storage units and has an oven, gas hob, fridge/freezer, dishwasher and washing machine. There is a door through to the conservatory with French doors to the rear garden. In the conservatory is a washing machine. Upstairs, off the landing are doors to two good size double bedrooms and a bathroom fitted with a white suite with a shower over the bath. Outside the attractive rear garden is approx 26',



mainly laid to lawn with a patio area and gated rear access. The property benefits from Upvc double glazing, garage, and off road parking.

N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

SITUATION

The popular residential area of Up Hatherley has excellent amenities to include a large supermarket, doctor's surgery, dentist and several excellent schools. Lying to the South West of Cheltenham, Up Hatherley has excellent transport links to Gloucester and the M5 motorway. Cheltenham Town Centre is easily accessed via numerous bus routes.

DIRECTIONS

Leave Cheltenham town centre via the Bath Road and at the Norwood Arms roundabout bear right onto the Shurdington Road. At the next roundabout bear right onto Up Hatherley Way. After the mini roundabout take the second turning on the right into Runnymede. At the junction turn left and then right into Timperley Way. Take the next right into Calverley Mews where the property can be found at the end.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B



Energy Efficiency Rating		Current	Potential
More energy efficient - lower running costs	A		88
80-100	B		
69-80	C		
55-68	D	69	
45-54	E		
35-44	F		
25-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



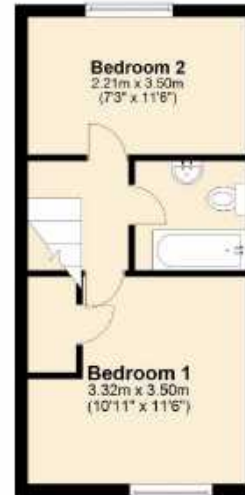
Ground Floor

Approx. 35.6 sq. metres (383.3 sq. feet)



First Floor

Approx. 25.1 sq. metres (281.5 sq. feet)



Total area; approx. 61.8 sq. metres (664.8 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.