



PETER
BALL & Co.
TO LET
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PETER BALL & Co.
ESTATE AGENTS

LAVENDER ROAD, UP HATHERLEY, CHELTENHAM GL51 3BN

£850 PCM

- End Terrace
- Quiet Cul-de-sac
- Kitchen
- 16'7 Sitting Room
- Two Bedrooms
- Gas C.H
- Double Glazing
- Garage & Parking

PROPERTY DESCRIPTION

A well presented & modern two bedroom end terrace house situated in popular Up Hatherley with the benefit of a single garage and parking for two cars. Pets Considered at £900 pcm.

Access to the property is gained via a front door which leads into the entrance hall. From here there is a door to the sitting/dining room and an archway to the kitchen which is newly fitted with matching wall and base level units, plumbing for a washing machine, Fridge freezer & electric cooker. The sitting room benefits from french doors to the garden. Off the first floor landing is an access hatch to the loft space and doors to the bathroom and two bedrooms (one double and one single with door to cupboard space. The bathroom comprises a modern suite

with a shower over the bath. The rear garden is mainly laid to lawn. There is an off road parking X 2, garage and the property is warmed by gas fired central heating.

SITUATION

Hatherley

The popular residential area of Hatherley boasts a range of post war properties from one bedroom starter homes to large detached family homes. The area has excellent amenities to include a large supermarket, doctors surgery, dentist and several excellent schools. There are several open spaces and parks which further enhance the family feel to the area.

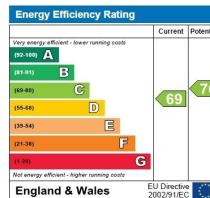
Lying to the South West of Cheltenham, Hatherley has excellent transport links to Gloucester and the M5 motorway. Cheltenham Town Centre is easily accessed via numerous bus routes.

DIRECTIONS

Leave our Leckhampton office and proceed along Shurdington Road until you reach the roundabout then take the 2nd exit onto Up Hatherley way. Turn right onto Jasmin Way then left onto Azalea Drive then left onto Lavender Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band B



Viewing by appointment with your local office of

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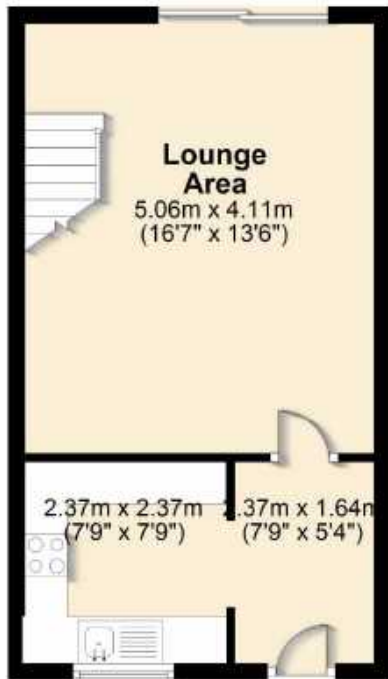
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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.



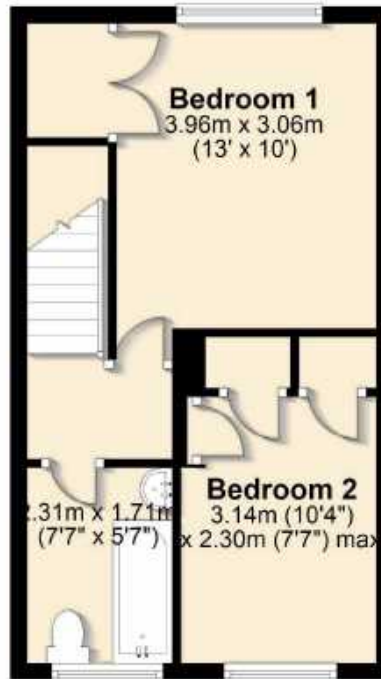
Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



First Floor

Approx. 30.3 sq. metres (326.5 sq. feet)



Total area: approx. 61.3 sq. metres (660.0 sq. feet)

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