



5, Rolleston Way Hatherley Mews, Cheltenham GL51 3NJ

- Award Winning Hatherley Mews Cottage Style • Two 10' Bedrooms with Built-in Wardrobe
- Cobbled Driveway & Pitched Roof CAR PORT • First Floor Bathroom with Recent Shower
- Lighted Canopy Porch to 7' Entrance Hallway • Double Glazing & Gas Central Heating
- More Modern Approx. 8' x 7' Fitted Kitchen • 30' South Facing Garden w. Rear Access
- Garden Aspect 15' x 12' Sitting & Dining Rm • Ideal for Town, Station & Transport Links

Offers in the Region of £260,000

Ever Popular Two Bedroom Hatherley Mews Cottage Style House – with Cobbled Drive & Car Port + Close to Amenities, Railway Station & Town...

Comprising... Canopy Porch, 15' x 12' Garden Aseptct Sitting & Dining Room, Modern Fitted Kitchen – Two 10' Bedrooms & Bathroom Suite + Shower...

Also; Double Glazing, Gas Central Heating, Fully Boarded Loft Space...

Outside is a Mature Due South Facing Garden w. Rear Access!



ENTRANCE AREA

Canopy porch with wall mounted courtesy light. Part glazed door to...

ENTRANCE HALL

8' 0" x 3' 3" (2.44m x 0.99m)

Exposed & painted ceiling beams, radiator, power points, wall mounted electrical consumer unit. Doorway to kitchen and sitting room.

FITTED KITCHEN

8' 0" x 7' 0" (2.44m x 2.13m)

A range of stained wood eye, base and drawer units, one glass display cabinet, granite effect work surfaces and tile splash-back areas, stainless steel sink and drainer with mono tap, space and connection for standard size electric cooker, with extractor hood over. Plumbing and space for washing machine, space for full height refrigerator/ freezer, rack of ceiling spotlights, exposed & painted ceiling beams, wall mounted 'Valliant' gas boiler, front aspect double glazed window.

SITTING & DINING ROOM

15' 5" x 12' 0" (4.70m x 3.65m)

Rear aspect double glazed window, exposed ceiling beams, pendant light point, wall light (also three wall up light points), power points, TV point, telecom point, double panel radiator, open plan stairway rising to the first floor. Double glazed door to rear/ garden aspect.

FIRST FLOOR LANDING

Doors to all first floor rooms, power point, ceiling hatch to insulated and fully boarded loft space.

BEDROOM ONE

10' 2" x 8' 8" (3.10m x 2.64m)

Rear aspect double glazed window, power points, TV point, single panel radiator. Doors to large built-in Wardrobe/ Storage.

BEDROOM TWO

10' 9" x 6' 10" (3.27m x 2.08m)

Front aspect double glazed window, power points, single panel radiator. Recess suitable for i.e. wardrobe plus door to airing/ linen cupboard with electric convection heater and shelving.

BATHROOM SUITE

Panelled bath, wall mounted chrome 'Mira Excell' shower system, shower curtain rail, vanity area with wash basin set into storage, low level W.C, chrome heated towel rail/ radiator, front aspect opaque double glazed window.

OUTSIDE: FRONT ASPECT

A neat cobblestone frontage providing off road parking and pedestrian access to the canopy porch.

REAR ASPECT

30' 0" x 13' 0" (9.14m x 3.96m)

A fully enclosed garden comprising full width paved patio nearest the property leading on to sizable section of level lawn with mature border planting. To the rear is base for and included timber garden shed and gated rear access to...

CAR PORT / FURTHER PARKING

Situated almost directly to the gated rear of property, a sturdy timber framed, pitch roof car port.

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage.

COUNCIL TAX

Band 'C' Cheltenham Borough Council

