

Campion Park, Up Hatherley GL51 3WA

£340,000

naylor powell

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• Three bedroom terrace property • Immacualtely presented throughout • Off road parking • Private and enclosed rear garden • Situated in the popular subrub of Up Hatherley • Within walking distance to local amenties • Ideal first time buy and investment property • Potential rental income of £1,400 pcm • EPC C74 • Tax Band C - Cheltenham Council - £2,106 per annum (2026/27)

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Accommodation

Stepping into the property, you are welcomed into a generously sized living room, which benefits from an abundance of natural light courtesy of the front-facing window. Leading through, the dining room is a versatile space and is currently utilised by the owners as a snug/playroom, offering excellent flexibility. The kitchen is well appointed with a range of floor and wall-mounted units, providing ample storage space. Integrated appliances include an electric oven and a four-ring hob with an extractor hood over, while there is also space for a fridge-freezer and plumbing for both a washing machine and dishwasher. Completing the ground floor, the conservatory provides a further flexible reception area and is currently used as a dining room. French doors open directly onto the rear garden, creating an ideal space for entertaining and family living.

Taking the stairs to the first floor, the property offers three bedrooms, with both the principal and second bedrooms being comfortable double rooms. The principal bedroom is positioned to the rear of the property, enjoying pleasant views over the garden, and benefits from built-in wardrobes. Completing the accommodation, the family bathroom is fitted with a modern white suite comprising a WC, wash hand basin, and bath with shower over.

Outside

The property benefits from a generously sized driveway providing off-road parking for two vehicles. Accessed via a rear gate, the garden is an excellent size and features a combination of lawn and patio areas, creating an ideal space for entertaining. The outdoor space is further enhanced by a useful garden shed, offering additional storage.

Location

The property is situated in Campion Park, Up Hatherley, popular for its outstanding school catchments, access to the M5 motorway network and superb amenities which include supermarket, doctor's surgery, community centre, and excellent bus services.

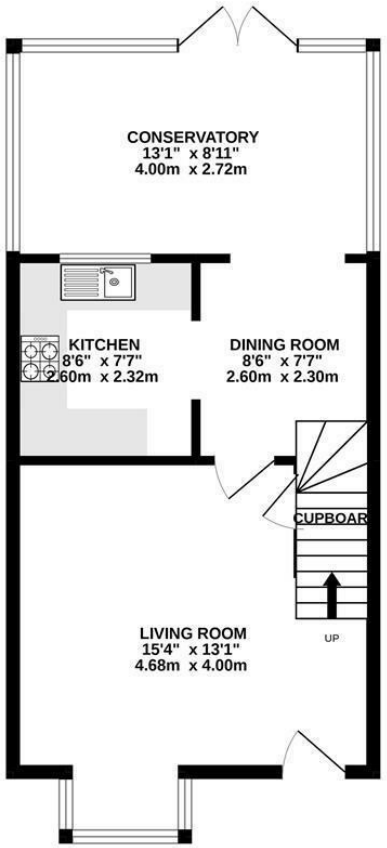
Material Information

Tenure - Freehold
Council Tax Band C
Cheltenham Council - £2,106 per annum (2026/27)
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Gas central heating
The loft is boarded and extra insulation added
Broadband speed: Standard 9 Mbps, Superfast 63 Mbps, Ultrafast 1000 Mbps
Mobile phone coverage: Vodafone(Limited), EE(Likely), Three(Limited) and O2(Likely)

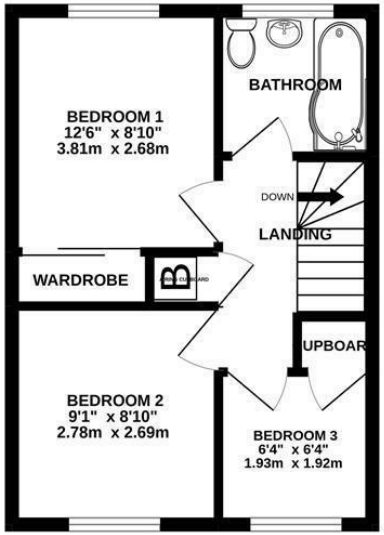




GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



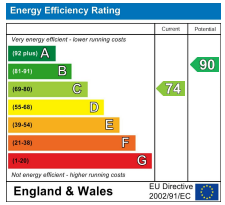
TOTAL FLOOR AREA : 797 sq.ft. (74.0 sq.m.) approx.

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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Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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