



Chapman Way, Cheltenham GL51 3NE
£285,000



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• Popular location close to local amenities • Well presented throughout • Modern kitchen with dining area • Modern bathroom • Enclosed rear garden • Carport with allocated parking space • Double glazing and gas central heating • Potential rental £975 pcm • Cheltenham Borough Council, Tax band C - £1,832.66 (2023/2024). • EPC rating C72

£285,000

Living room

Double-glazed window to front elevation, radiator, wood effect laminate flooring, stairs to first floor, door to;

Dining room

Double-glazed door to garden, radiator, wood effect laminate flooring, under stairs storage cupboard, opening to;

Kitchen

Double-glazed window to the rear elevation overlooking the garden, a range of modern wall and base units with wood effect work surface over, inset one bowl stainless steel sink with mixer taps, wall mounted gas boiler, integrated four ring electric hob and oven with extractor hood over, space and plumbing for washing machine, space for freestanding fridge freezer, completed with modern metro tiled splash backs.

Landing

Access to loft via hatch which is boarded with a light and an integrated ladder, airing cupboard.

Bedroom One

Double-glazed window to rear elevation, radiator.

Bedroom Two

Double-glazed window to front elevation, radiator.

Bedroom Three

Double-glazed window to front elevation, and storage cupboard.

Bathroom

Double-glazed obscure window to rear elevation, bath with shower over, wash hand basin, WC, radiator, neutral metro tiled splash backs, wood effect laminate flooring.

Outside

The rear garden is mainly laid to lawn with a patio area and stepping stones leading to a wooden garden shed. Well established with flower and shrub beds and privately enclosed with panel fencing. The property benefits from allocated tandem parking and a carport.

Location

Situated in an attractive development, Chapman Way is positioned in the heart of Up Hatherley with close proximity to local amenities such as schools, supermarkets, the M5 Motorway, and Cheltenham Spa railway station.

Tenure, Services and Local Authority

Freehold.

All mains services are believed to be connected to the property.

Local Authority is Cheltenham Borough Council, Tax band C - £1,832.66 (2023/2024).



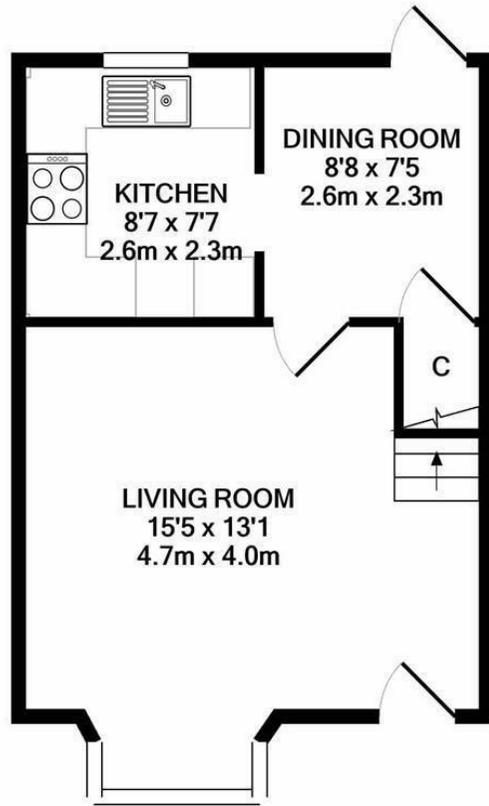
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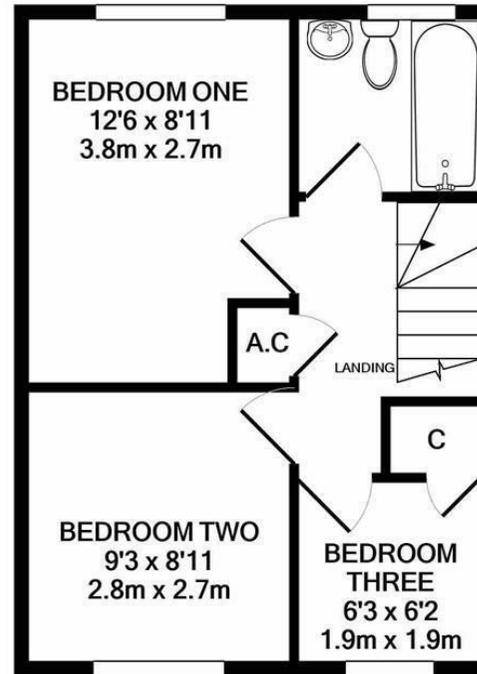
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GROUND FLOOR
APPROX. FLOOR
AREA 346 SQ.FT.
(32.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 331 SQ.FT.
(30.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

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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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.

