



Hayden Lane, Staverton, Cheltenham, GL51

£450,000

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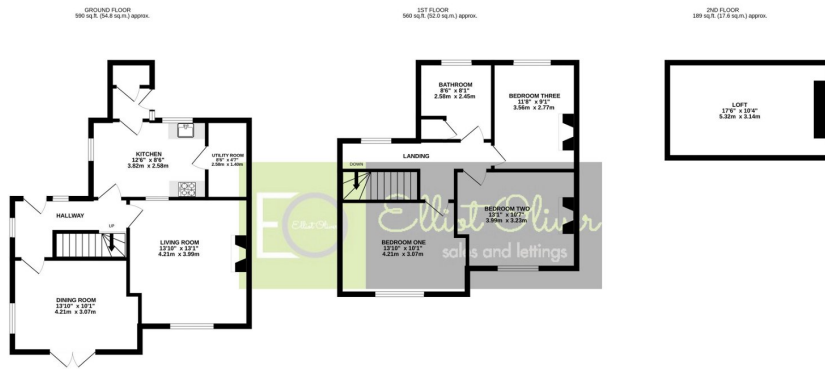


An attractive period property, situated in this semi rural location with excellent access to Cheltenham, Tewkesbury, and Gloucester. The beautifully presented and well maintained accommodation comprises: A reception hall, living room with feature wood burner, dining room with French doors opening out to the rear garden, kitchen/breakfast room, and a useful utility area. Upstairs, there are three decent size bedrooms, a bathroom which offers a three piece suite, and lastly a fully boarded and insulated loft space accessed via a retractable ladder. Outside, there is a gravelled driveway and turning area, approached via a gate, providing parking for several cars. There are mature and well tended gardens at both the front and rear, with the rear adjoining open countryside.

A must view house in a sought after location close to all local schooling and three towns.

Freehold





TOTAL FLOOR AREA: 1339sq.ft. (124.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for 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.
 Made with SketchUp 12/2021

- Attractive period property
- Three double bedrooms
- Two reception rooms
- Utility area
- Downstairs WC
- Spacious entrance hall
- Large enclosed rear gardens
- Graveled driveway with off street parking
- Breathtaking countryside views



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E		
(21-38) F	36	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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