



150 Farmfield Road Warden Hill, Cheltenham GL51 3RB

- Three Bedroom '60's Semi Detached House
- Requires General Updating / Good Potential
- 14' Sitting Room opens to 11' Dining Room
- Dated 11' x 9' Garden Aspect Fitted Kitchen
- Three Decent Bedrooms (14', 11' & 10')
- More Dated Bathroom & Separate W.C
- Double Glazing & Recent Gas CH System
- Off Road Paving & Impressive Gardens

£320,000 & NO CHAIN

Leafy Farmfield Road for Well Balanced Semi Detached that is Now IN NEED OF UPDATING yet Offers Easy Potential...

Impressive Frontage, Feature Mature Garden + Bonus of Recently Installed Complete Central Heating System...

As you Know, Great for Schools, Amenities & General Proximity.

Entrance Area

Wall mounted lantern style light to covered porch with tile flooring. Aluminium double-glazed door and full height window to...

Entrance Hall

11' 7" x 5' 5" (3.53m x 1.65m)

Single radiator, power points, pendant light point, telecom point, thermostatic control for central heating, stairway rising to the first floor with access to understairs storage (with automatic light plus gas, electric meters and 'consumer unit') Doors to kitchen and...

Sitting Room

14' 5" x 11' 6" (4.39m x 3.50m)

Front aspect double glazed window, focal point carved fireplace with marble back and hearth plus inset coal effect gas fire (with now defunct back boiler & thermostat), base level built-in alcove storage, double radiator, power points, pendant light point, ceiling coving. Open to...

Dining Room

11' 0" x 8' 0" (3.35m x 2.44m)

Rear aspect double glazed window, single radiator, pendant light point, power points, ceiling coving. Door to...

Fitted Kitchen

11' 0" x 9' 0" (3.35m x 2.74m)

More dated set of eye, base and drawer units, laminate wood effect work surfaces, 1.5 bowl sink and drainer with mono tap, space and connection for cooker, plumbing and space for washing machine, venting and space for tumble dryer, double radiator, power points, pendant light point, double glazed door and window to the rear/ garden aspect.

First Floor Landing

Doors to all first floor rooms. Power points, side aspect double glazed window, ceiling hatch to insulated loft space with ladder (also housing recently installed 'Ideal' branded gas combi boiler)

Bedroom One

14' 5" x 10' 0" (4.39m x 3.05m)

Front aspect double glazed window, sliding doors to built-in double wardrobe/ storage, pendant light points, power points, single radiator.

Bedroom Two

10' 0" x 11' 0" (3.05m x 3.35m)

Rear aspect double glazed window, pendant light points, power points, single radiator.

Bedroom Three

10' 4" x 7' 2" (3.15m x 2.18m)

Front aspect double glazed window, fitted stairwell storage & shelving, pendant light points, power points, single radiator.

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)

More dates suite comprising panelled bath, wall mounted 'Mira' shower system, pedestal wash basin, tile splash-back areas, single radiator, rear aspect opaque double-glazed window. Built-in storage cupboard with shelving.

Separate WC

7' 1" x 5' 6" (2.16m x 1.68m)

Low flush WC, pendant light point, fitted shelf, side aspect opaque double glazed window.

Outside: Frontage

25' 0" x 23' 0" (7.61m x 7.01m)

Dwarf brick wall defines mature front garden of mainly lawn with planted borders. Hardstanding driveway continues along the side of the property – also providing gated side access to rear garden.

Rear Aspect

43' 0" x 26' 0" (13.10m x 7.92m)

A mature garden that is fully enclosed and enjoys a leafy outlook beyond. Nearest the property is full side hardstanding seating area. The main section of level lawn is bordered by mature foliage and features a rear sited timber garden shed.

Tenure

Freehold.

Services

Mains electricity, gas, water and mains drainage appear connected – seek independent verification.

Council Tax

Band 'C' Cheltenham Borough Council.

EPC Rating

Band 'C' - 68/100.

