

HUNTERS[®]

HERE TO GET *you* THERE



Warden Hill Road

Cheltenham, GL51 3AU

Guide Price £349,750



Council Tax: C



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Hunters of Cheltenham are delighted to offer for sale, this beautifully presented, traditional two-bedroom semi-detached bungalow to the sales market with NO ONWARD CHAIN.

Located in the popular setting of Warden Hill, this fine property is close to St Marys Primary School, Bournside Secondary School as well as local convenience stores. A local bus service with nearby bus-stop offers regular transport to Cheltenham Town Centre and Cheltenham Spa train station.

Accommodation briefly comprises of:

living room with deep bay window and second bedroom sit to the front of the property, The main bedroom and the dining room overlooking the rear garden, The fitted kitchen is central to the property. The family bathroom is fitted with a white suite including shower over bath. The kitchen opens on to the dining room which in turn has sliding doors that lead out to the garden. The Kitchen offers a variety of wall and floor units, built in single oven, four ring gas hob.

The garden and overall plot has been lovingly landscaped offering private space to the rear and enjoys a north-westerly facing aspect. The additional 'outhouse' provides further storage and has plumbing for a washing machine and currently houses a tumble dryer.

Further benefits include a good-sized driveway with parking for several vehicles leading to a detached garage. The property has gas central heating and double glazing throughout. All carpets, all the bespoke slatted window blinds and the bespoke slatted door blind to the sliding door are included in the sale.

All viewings are by appointment only.

- NO ONWARD CHAIN
- Two Double Bedrooms
- Separate Dining Room
- Garage
- Council Tax Band C | EPC Rating: tbc

- Semi-Detached Bungalow
- Family Bathroom
- Driveway Parking
- Attached outbuilding with Plumbing for washing machine
- Tenure: FREEHOLD

Living Room
12'8" x 10'9" (3.88 x 3.30)

Kitchen
8'10" x 10'9" (2.71 x 3.28)

Dining Room
8'9" x 10'9" (2.69 x 3.29)

Bedroom 1
11'9" x 10'11" (3.59 x 3.34)

Bedroom 2
8'9" x 10'9" (2.69 x 3.29)

Bathroom
8'9" x 6'11" (2.68 x 2.11)



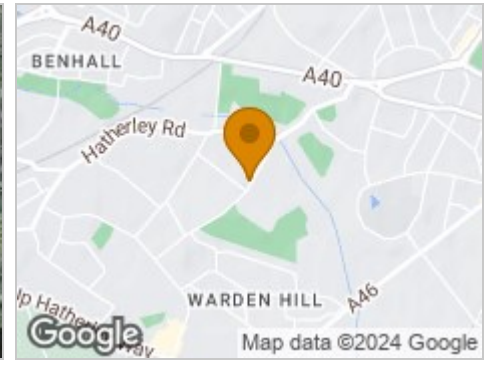
Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.