

HUNTERS[®]

HERE TO GET *you* THERE



Rochester Close

Warden Hill, Cheltenham, GL51 3DJ

Asking Price £300,000



Council Tax: C



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Hunters of Cheltenham are delighted to bring this exceptional, fully extended two double bedroom semi-detached bungalow to the sales market complete with off road parking and personal garage.

If the three most important factors when considering a property are location, location, location then this property does not disappoint, being located just a few yards from the main Warden Hill row of shops (a 4-minute or 0.2 mile walk according to google maps). Young families will be pleased to see the highly regarded Benhall Infant School is just 0.1 Mile away (approx. 2-minute walk according to google maps).

This impressive property offers the following accommodation:

The entrance hall is located to the side and set behind a small entrance porch. The hallway gives access to the two bedrooms that sit to the front of the property, the bathroom (currently fitted with a walk-in shower) and the main living room. The living room has been extended to a full 22'+ in length and now accommodates a very pleasant dining area. The kitchen is set off the living room and has also been extended to offer more space, ideal for creating a utility area.

Outside, the bungalow continues to excel being set back from the road behind its own low maintenance fore-garden with driveway to side. The drive extends the full length of the property and leads to a detached garage with double entrance doors. The rear garden enjoys a high degree of privacy with a mix of patio and lawn with mature shrub borders.

This superb home will require some attention to prepare it for the next owner but as far as our untrained eyes can tell, it looks to be mainly cosmetic. Anyone downsizing from a family home to a bungalow will love the extra space this property offers. The dining room is a critical upgrade, especially if you like to entertain guests, or to simply have a space to sit and read a paper with the beautiful private garden as a backdrop, this property does it all.

All viewings are accompanied

- Two Bedroom Semi-Detached Extended Bungalow
- Extended 14'+ Kitchen
- Garage and Off Road Parking
- Probate Granted
- Council Tax Band C | EPC tbc

- Extended 22'+ Sitting/Dining Room
- Private Rear Garden
- NO ONWARD SALE/CHAIN FREE
- Central Warden Hill Close to Schools and Shops
- Tenure: FREEHOLD

Living/Dining Room
22'11" x 12'0" (7.01 x 3.68)

Kitchen
14'11" x 7'4" max (4.56 x 2.24 max)

Bedroom One
11'10" x 9'0" (3.62 x 2.76)

Bedroom Two
8'11" x 8'8" (2.72 x 2.65)

Bathroom
5'10" x 5'5" (1.79 x 1.66)



Road Map



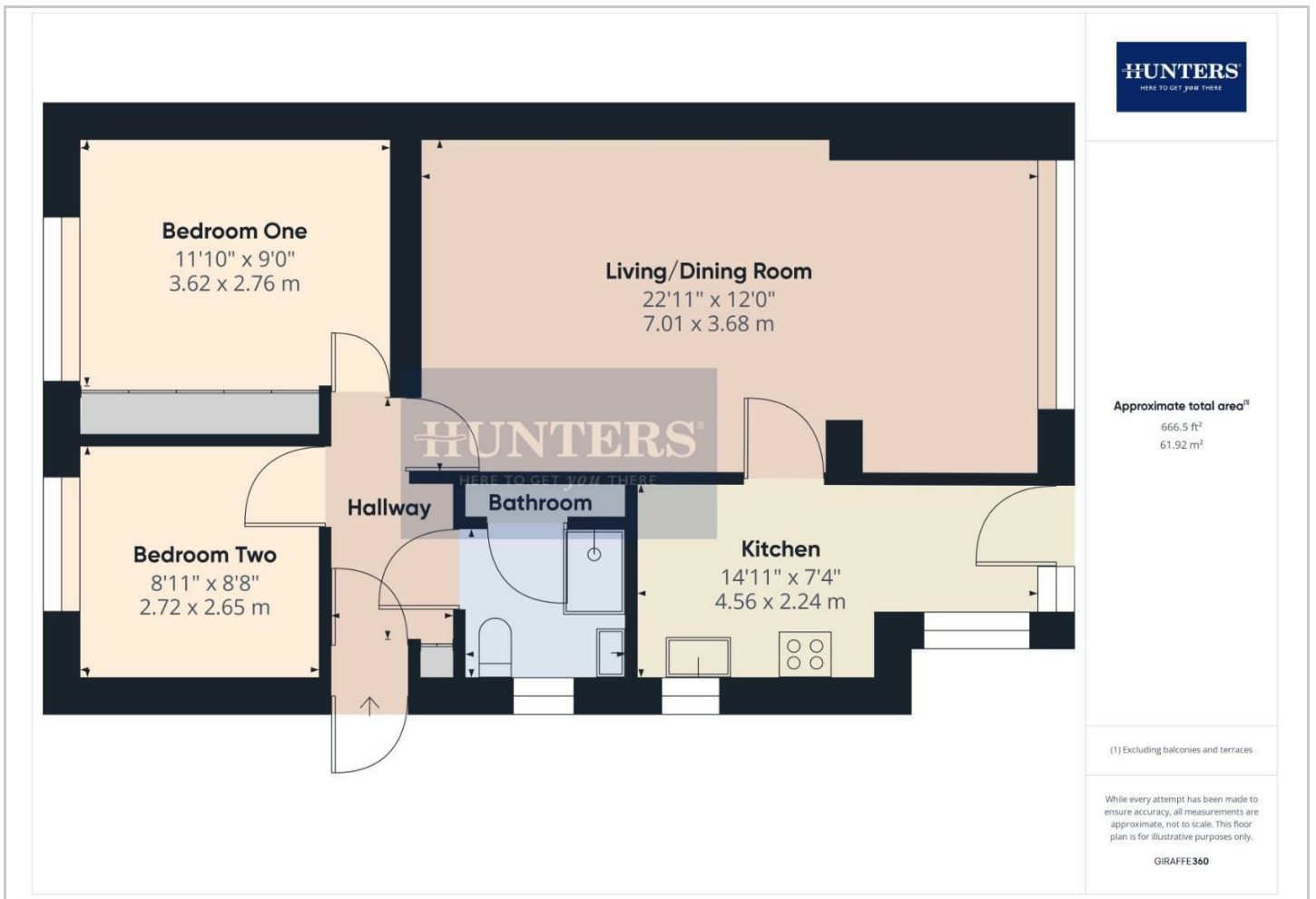
Hybrid Map



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			87
(81-91) B			
(69-80) C		68	
(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.