

HUNTERS®

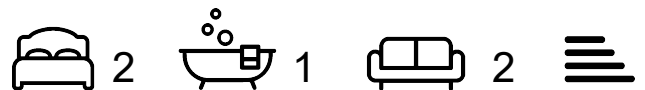
HERE TO GET *you* THERE



Salisbury Avenue

Warden Hill, Cheltenham, GL51 3BS

Asking Price £365,000



Council Tax: C



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Hunters Estate Agents are delighted to bring this 1960's traditional two double bedroom detached bungalow with a beautiful rear garden to the sales market. This lovely property has been tastefully extended and is an opportunity to acquire a detached bungalow in a fabulous location at a reasonable asking price.

Other key features include a generous bloc paved driveway with off road parking for several vehicles behind two entrance gates. The drive extends to the side of the property with further secure parking behind a second gated enclosure.

The accommodation on offer includes the following:

Inside the property there are two double bedrooms to the front. The large living room sits to the rear of the bungalow overlooking the rear garden. The kitchen has been extended to provide separate kitchen and breakfast areas. The bathroom has been modernised with a shower cubicle and modern suite with chrome heated towel rail.

Outside, there is a modern bloc paved drive to the front and side. The impressive rear garden enjoys a high degree of privacy.

Salisbury Avenue is a premier road in the Warden Hill district sitting west of Cheltenham town centre. This fine property is located at the entrance to the road and benefits from an almost endless list of assets reachable on foot. Leaving the bungalow and turning left there is a large Morrisons supermarket, public house/restaurant, library and Doctors Surgery all within a 7-minute walk (0.3 of a mile). In the other direction there is an eclectic row of shops including beauticians, cafe, Co-Op minimart with post office and a local church all just 5-minutes' walk away (0.2 of a mile). All distances and measurements are from Google Maps.

We highly recommend this impressive property for anyone looking to add some personalisation and minor cosmetic updating. What is beyond question is the fantastic location.

This property is offered for sale with no onward chain.

All appoints to view are strictly by appointment only.

Tel: 01242 528500

- Detached Two Bedroom Extended Bungalow
- Extended Breakfast Area
- Large Very Private Rear Garden
- Gated Entrance
- Council Tax Band D | Energy Rating (EPC) D (exp)
- Modern Kitchen and Bathroom
- Generous Living Room
- Bloc Paved Drive for Several Vehicles
- No Onward Chain
- Tenure - Freehold

Living Room

12'0" x 18'1" (3.67 x 5.52)

Kitchen

7'3" x 18'0" (2.23 x 5.50)

Bedroom One

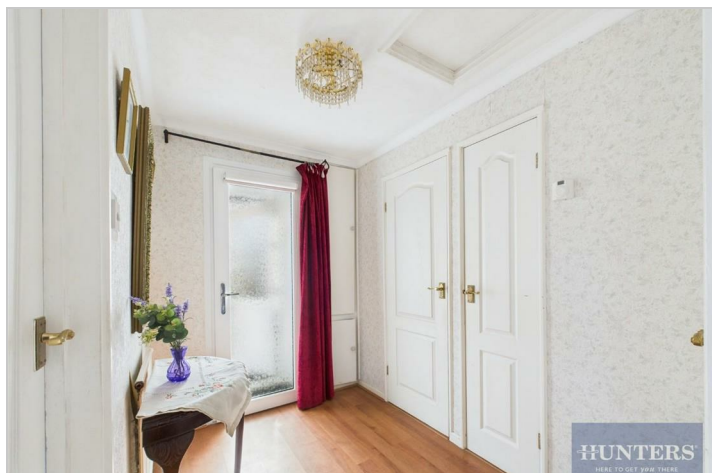
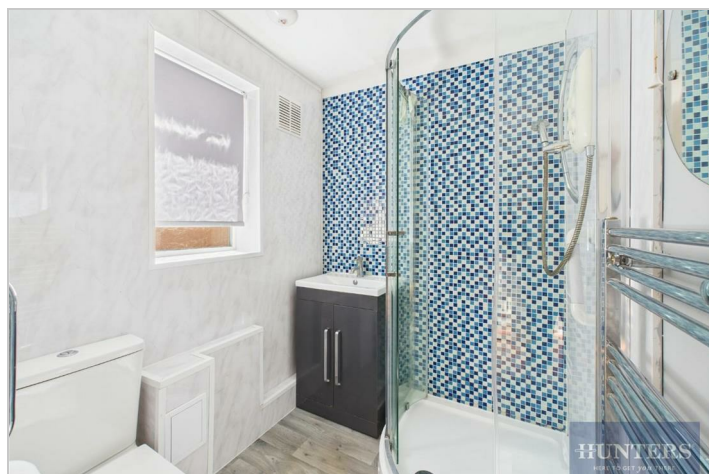
10'0" x 13'11" (3.05 x 4.26)

Bedroom Two

9'3" x 9'2" (2.84 x 2.81)

Bathroom

5'3" x 6'0" (1.62 x 1.84)



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		
(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.