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HERE TO GET *you* THERE



Salisbury Avenue

Warden Hill, Cheltenham, GL51 3BY

Asking Price £290,000



Council Tax: C



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Hunters Estate Agents are delighted to offer this exceptional two double bedroom semi-detached extended bungalow to the sales market, complete with off road parking, garage and private rear garden.

This fine home has been extended across the rear adding a dining room section to the living room and a breakfast area to the kitchen. We often receive feedback that bungalows fail to offer somewhere to sit and eat or exercise a hobby other than the living room, but this bungalow boasts of two separate spaces.

The accommodation includes:

Entrance porch to side giving access to the entrance hall. The two double bedrooms sit to the front of the property with the living room and kitchen facing the rear elevation and overlook the garden. The living room is fully extended with a dining room section with sliding patio doors to the garden. The kitchen is fully fitted and extends to the rear providing a generous breakfast area with double glazed French-doors to the rear garden. The bathroom is centrally located and has been fitted with a double width shower cubicle.

Outside, the property sits well back from the road behind its own fore-garden with parking for several vehicles. The driveway extends to the rear of the property meeting a single detached garage. The rear garden enjoys a high degree of privacy and is larger than average and set out in a cottage garden style.

Salisbury Avenue is a popular road hosting an extensive range of facilities including a new Co-op mini mart, a local church and a small shopping area. The local bus route offers a regular service to Cheltenham town centre. Leckhampton is a brisk walk away with its unbeatable choice of pubs, cafe houses, restaurants and small artisan shops.

This exceptional property is offered for sale with no onward chain to minimise any disruption to the purchaser. The property comes highly recommended with all viewings by appointment only.

Tel: 01242 528500

- **Traditional Semi-Detached Extended Bungalow**
- **Extended Living room with a Dining Room Section**
- **Very Good Condition**
- **Private Non-Overlooked Rear Garden**
- **Council Tax Band C | Energy rating (EPC) D**

- **Two Double Bedrooms**
- **Extended Fitted Kitchen with a Breakfast Room Area**
- **Garage and Ample Parking**
- **Available with No Onward Chain**
- **Tenure - Freehold**

Living/Dining Room

24'6" x 9'4" (7.48 x 2.86)

Dining Area

Kitchen/Breakfast Room

19'8" x 7'3" (6.01 x 2.22)

Breakfast Area

Bedroom One

12'5" x 9'8" (3.81 x 2.97)

Bedroom Two

9'11" x 8'2" (3.03 x 2.49)

bathroom

5'10" x 5'5" (1.80 x 1.67)



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		82
(69-80) C		
(55-68) D	61	
(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.