



**The Firs Cheltenham,
GL51 9RU**

£460,000



Solar Panels- Newly Fitted

Generous Lawned Garden

Loft Room With WC

Peaceful Cul-de-Sac Location

Separate Utility and Office Space

Garage and Off Road Parking

The Firs

Cheltenham, GL51 9RU

£460,000

Proudly Presented by Move Estate Agents - A spacious 4-bedroom detached bungalow situated at the end of a small, quiet cul de sac. CHAIN FREE.

This deceptively large, detached bungalow has been significantly extended to offer flexible living space and includes a large loft room. Situated at the end of a small, peaceful cul de sac there is both on and off-road parking whilst the double length garage has a remote electric door and an adjoining utility room at the rear. An extension at the front provides a generous hall and study with a door into a cosy sitting room with patio doors to the garden. Doors from this room lead to an inner hall with bedrooms off and a spacious dining room with an arch to a galley kitchen, which has a door to a utility room and a sliding door to a rear patio area.

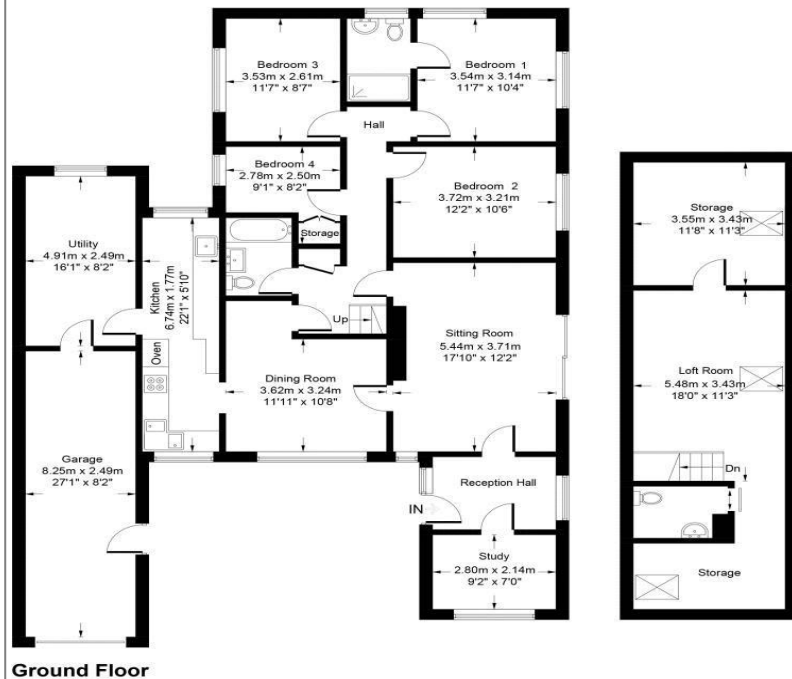
There are 4 bedrooms, an en-suite shower room off the master and a family bathroom. A fixed shallow tread staircase leads to a loft room with a Velux window, sink and WC, making this a perfect hobby/games room. The garden is principally lawned with timber outbuildings and adjoins countryside.

The Firs is a small cul de sac in Swindon Village with no.6 situated at the far end on the left-hand side. The village adjoins countryside with pleasant walks yet is within easy reach of amenities in 2 retail parks. The village community is vibrant and includes a primary school, church and hall, whilst the centre of Cheltenham is about 3 miles away.

Freehold.
Council Tax- Band E
EPC- Band C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 198.7 sq m / 2139 sq ft
(Including Garage)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements, walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company (ID624726) admin@connorandcompany.co.uk

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.