

# CR COOK Residential

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- NO ONWARD CHAIN
- WELL PRESENTED DETACHED BUNGALOW
- THREE BEDROOMS
- FRONT AND REAR GARDENS
- DRIVEWAY LEADING TO GARAGE
- CUL DE SAC LOCATION

Guide Price £350,000

**Manor Court**  
**Swindon Village**  
**GL51 9SD**

# Manor Court, Swindon Village, Cheltenham GL51 9SD

A detached bungalow situated in a quiet cul-de-sac position in Swindon Village. The well-presented accommodation comprises three bedrooms, a shower room, an open plan sitting-dining room, a kitchen, and a single garage.

The property enters the hallway with carpeted flooring that flows into the sitting room. There is an airing cupboard, a hatch leading to the loft space above and doors leading to all the accommodation.

Double doors lead into the sitting-dining room that runs from the front to the back of the property. A box bay window offers views of the front garden, and large sliding conservatory doors in the dining area open onto the patio.

The kitchen is to the rear of the property and looks out to the enclosed garden with a door leading out to the patio. There is wood-effect flooring and a range of fitted wall and base units with wood-effect worktops, tiled splashbacks, and an inset stainless-steel sink and drainer with a mixer tap.

Integrated appliances include a gas hob, extractor hood, an oven below, and a dishwasher. Additional space is available for a freestanding washing machine and a tall fridge-freezer.

All the bedrooms have carpet underfoot. Bedrooms one and three have views out to the front garden, with bedroom one benefitting from a double, built-in wardrobe with sliding doors. Bedroom two looks out to the rear garden.

The shower room completes the internal accommodation and has wood-effect flooring, a heated towel rail, and a white suite comprising a walk-in shower unit with panelled surround, a low-level WC, and a basin.



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Outside, the attractive rear garden is laid to lawn with a large patio area outside the back of the property, which is perfect for outdoor dining. There are mature shrub and tree borders, and a gate to the side leads to the driveway and garage. To the front is a pretty garden with shrubs and a magnolia tree, and a path leads to the front door. The single detached garage has an up-and-over door, electric power, and a pedestrian door that gives access to the rear garden.

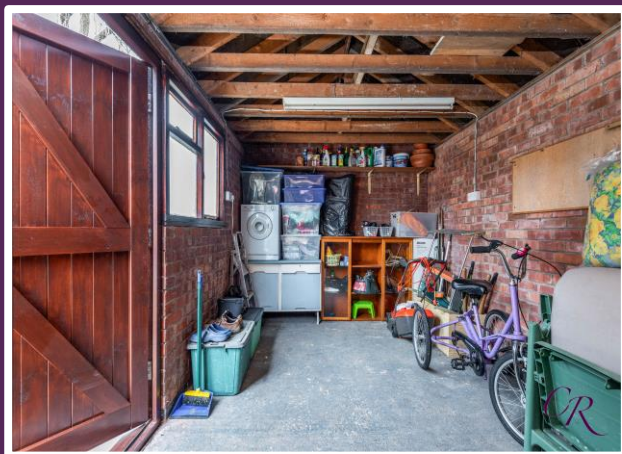
Further benefits to the property include gas central heating and double glazing and is brought to market with no onward chain.

Tenure-Freehold  
Council Tax-D

Swindon Village is both a village and a suburb on the outskirts of Cheltenham. There is a popular village primary school, St Lawrence Church, a village hall, a park, and a playing field. Swindon Village is a short drive into Cheltenham town centre and is a stone's throw from the famous Cheltenham Racecourse and the Gallagher Retail Park. There is also a regular bus route into the town centre.

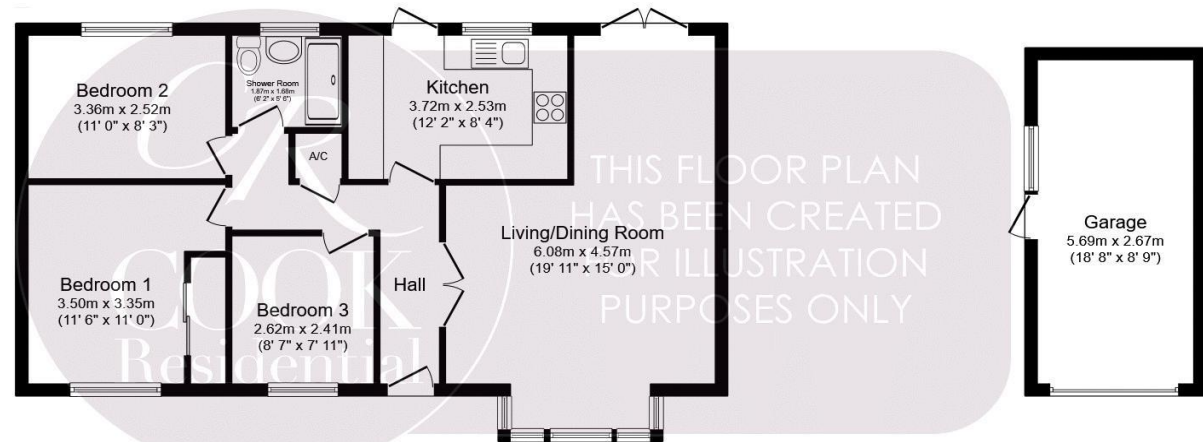
All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors.

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**Floor Plan**

**Garage**

Total floor area 88.2 m<sup>2</sup> (949 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		
EU Directive 2002/91/EC		