

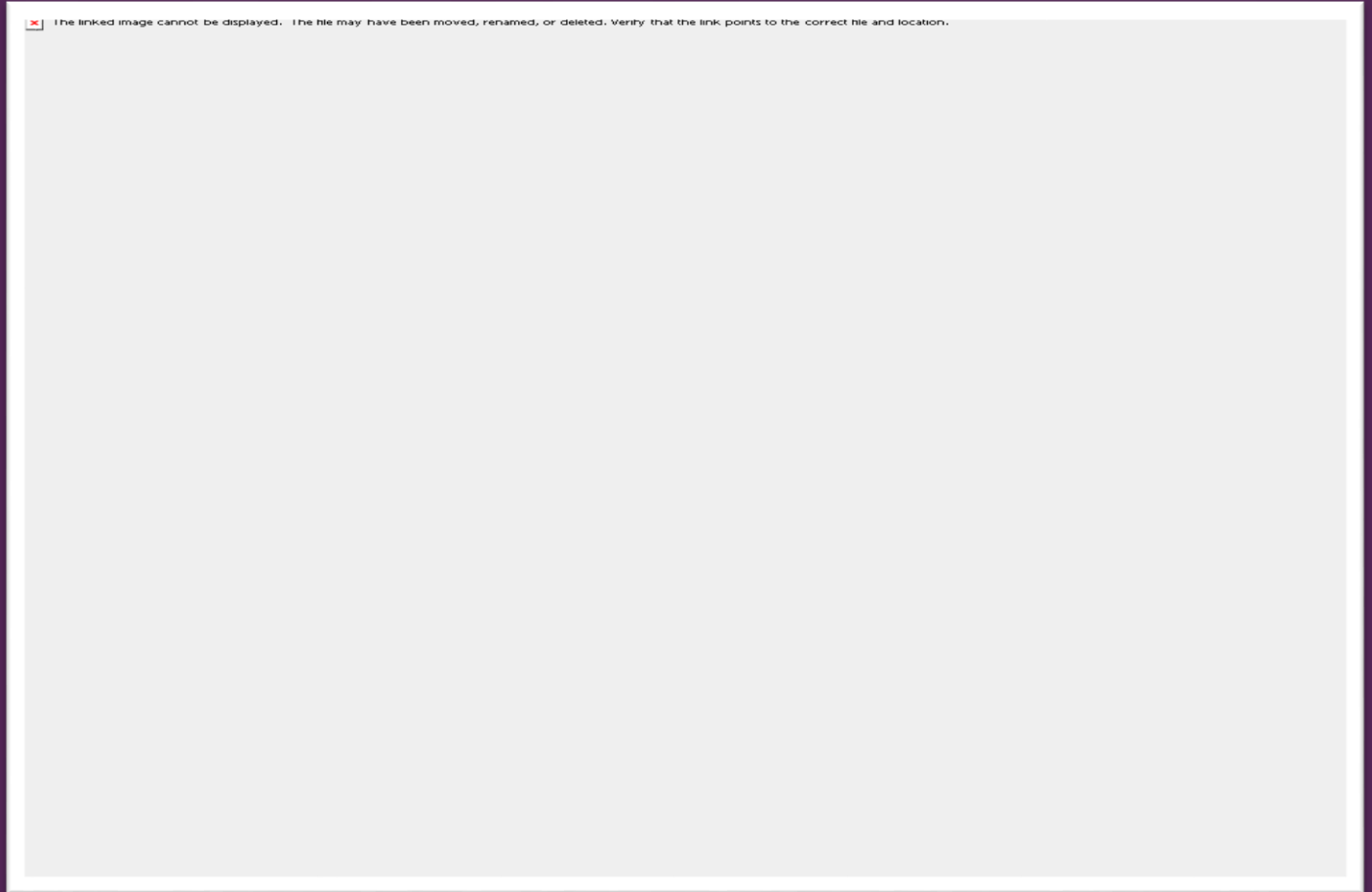


01242 500 259

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- NO ONWARD CHAIN
- WELL PRESENTED SEMI DETACHED BUNGALOW
- TWO GENEROUS BEDROOMS
- KITCHEN BREAKFAST ROOM AND UTILITY ROOM
- CORNER PLOT WITH LARGE WRAP AROUND GARDENS
- GARAGE AND DRIVEWAY



Guide Price £360,000

**Winchester Way**

**Warden Hill**

**GL51 3HB**

# Winchester Way, Warden Hill

A semi-detached bungalow situated in the popular area of Warden Hill. This nicely presented accommodation comprises two bedrooms, a kitchen-breakfast room, a sitting-dining room, a bathroom, a utility room, and a garage.

The property enters a porch and then into a hallway with carpeted flooring that flows into most of the property, a built-in airing cupboard housing the boiler, and further built-in storage cupboard doors leading into the accommodation.

The generous sitting-dining room offers views of the garden through large sliding doors. There is a feature fireplace with an inset modern coal effect fire and a tall modern, designer wall-mounted radiator.

The kitchen-breakfast room offers tiled flooring and dual aspects. There is a range of wooden wall and base units with worktops, a separate breakfast bar, tiled splashbacks and an inset ceramic sink and drainer with a mixer tap. Integrated appliances include an electric hob, extractor hood, and oven with additional under-counter space for a fridge and freezer.

A utility room accessed from the kitchen has tile-effect flooring and built-in base unit cupboards with a worktop over and space for a freestanding washing machine.

The two generous bedrooms look out over the front of the property, with ample space for bedroom furniture and storage.

A family bathroom completes the internal accommodation and offers a tile effect flooring, part tiled walls and a white suite comprising a P-shaped bath with an electric shower over and glass screen, a low-level WC, and a basin.

Outside this rare corner plot, the garden wraps around the property with viewings advised to truly appreciate the space afforded here. Mainly laid to lawn with well maintained, mature shrub and gravel borders, there are also two Patio areas creating outdoor dining space and access to the pedestrian door of the garage.

*Passionate About Property...*



A separate driveway with off-road parking gives access to the wooden double doors of the garage, and a pedestrian gate leads to the property. There is also an additional parking space to the front of the driveway gates.

Further benefits to the property are gas central heating and double glazing.

Tenure-Freehold  
Council Tax-C

Warden Hill is close to a local parade of shops, post office, and hairdressers and not far from the Morrisons superstore in Up Hatherley. Access to the M5 via junction 11A is just 4 miles distant, and there is a regular bus service to Cheltenham town centre. The area further benefits from good local primary and secondary schools.

The house is also located approximately 1 mile from the popular Bath Road and is near the popular Hatherley Park, which benefits from a playground, coffee shop and an array of playing fields.

All information regarding the property details, including a position on Freehold, will be confirmed between vendor and purchaser solicitors.

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## WINCHESTER WAY

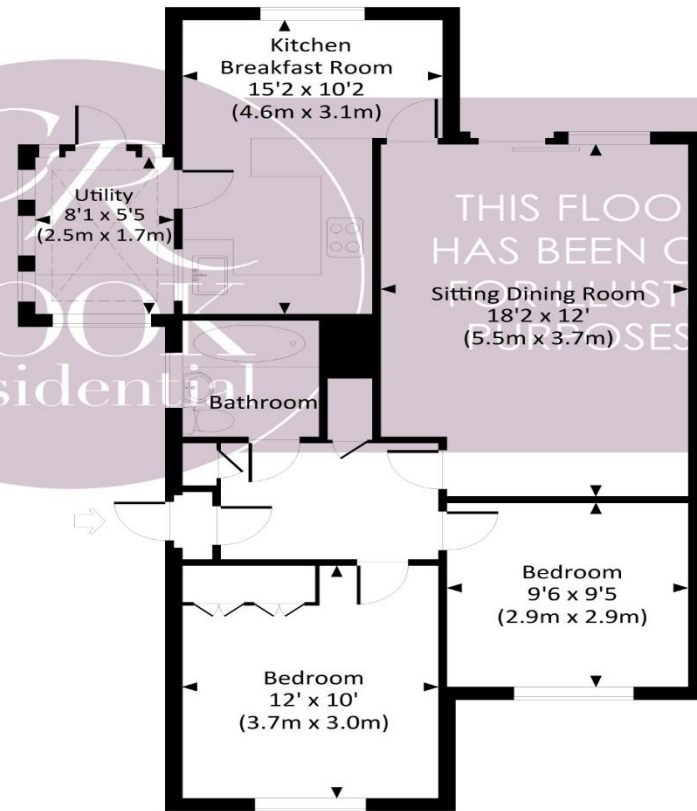
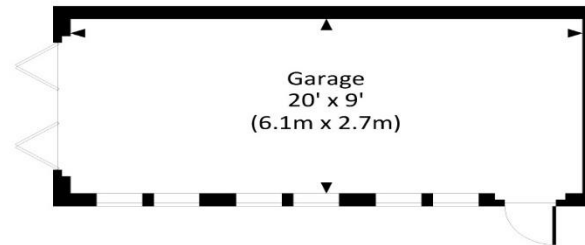
Approx. gross internal area

722 Sq.Ft. / 67.1 Sq.M.

902 Sq.Ft. / 83.8 Sq.M. Inc. Garage



Energy Efficiency Rating		Current	Potential
Most energy efficient - lowest running costs			
A	92-100		
B	81-91		
C	69-80		
D	55-68		
E	39-54		
F	21-38		
G	1-20		
Most energy efficient - higher running costs			
England, Scotland & Wales			



THIS FLOOR PLAN HAS BEEN CREATED FOR ILLUSTRATION PURPOSES ONLY

GROUND FLOOR

All measurements are approximate and for guidance and illustrative purposes only. Floor Plan not to scale and completed by a RICS surveyor.