

CR  
COOK  
Residential

01242 500 259  
www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOM HOME
- OPEN PLAN SITTING-DINING ROOM
- IN NEED OF MODERNISATION
- ENCLOSED SOUTH-FACING GARDEN
- ATTACHED GARAGE WITH DRIVEWAY

Guide Price £300,000

**St. Michaels Road**

**Warden Hill**

**GL51 3RR**

# St. Michaels Road, Warden Hill, Cheltenham, GL51 3RR

Cook Residential is delighted to present this three-bedroom semi-detached dormer bungalow in the desirable Warden Hill district of Cheltenham. With its spacious open-plan living area, south-facing garden, and attached garage, this property offers tremendous potential for modernisation. Offered with no onward chain, this is a fantastic opportunity for buyers looking to create their dream home.

**Entrance Hall:** Upon entering the property, you are welcomed into the entrance hall, offering access to all main living areas and the staircase leading to the first floor.

**Sitting/Dining Room:** The open-plan sitting and dining room features dual-aspect windows, allowing plenty of natural light. Sliding doors lead to the garden, making this space ideal for entertaining. The room has a versatile layout with ample living and dining furniture space with the dining room having previously been a bedroom.

**Kitchen:** Accessed from the sitting room, the kitchen features wooden wall and base units with wooden countertops and a breakfast bar. There's space for a washing machine, dishwasher, under-counter fridge, freezer, and a freestanding cooker. The kitchen also benefits from rear aspect views and access to the garden and private front courtyard.

**Bedroom One:** Also situated on the ground floor, the spacious master bedroom features front-aspect bay windows and built-in storage, offering plenty of natural light and a cosy atmosphere.

**Bedroom Two:** Upstairs, the second bedroom is a good-sized double room with rear aspect views and built-in storage, providing a peaceful retreat.

**Bedroom Three / Study:** Located on the ground floor, this versatile third bedroom would be perfect as a home office or guest room. It also benefits from an attached shower enclosure.

**Bathroom:** Located on the ground floor, the family bathroom is ready for modernisation and offers space for a bath, WC, and basin.



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**Garage and Parking:** The property includes an attached garage and private driveway parking.

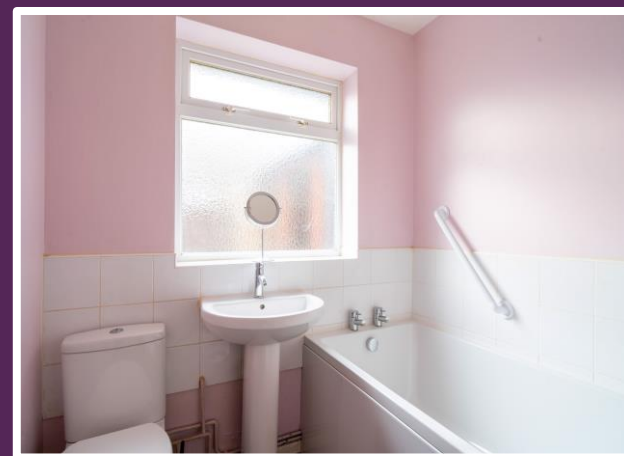
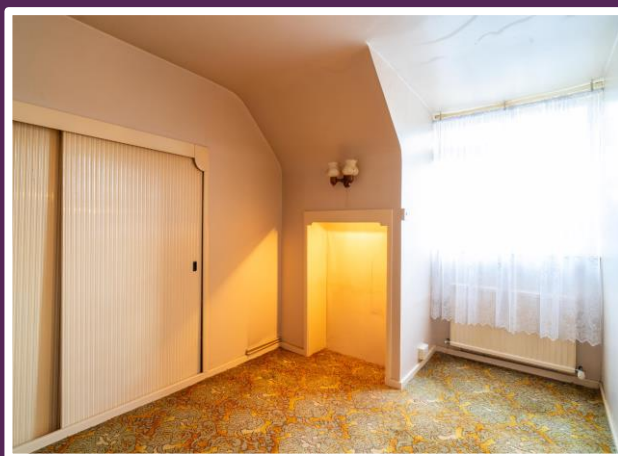
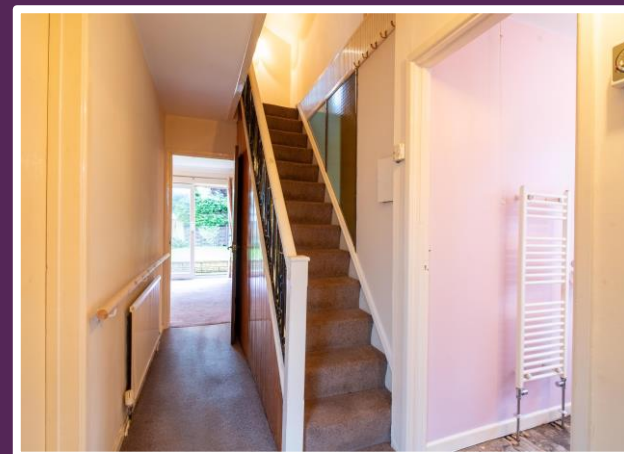
**Garden:** The enclosed south-facing rear garden is laid to lawn and ideal for outdoor entertaining, with plenty of space for a patio or further landscaping to suit your needs.

**Tenure:** Freehold  
**Council Tax Band:** C

**Location:** Warden Hill is a sub district of Cheltenham, providing excellent access to local amenities, parks, and schools. Cheltenham town centre, known for its Regency architecture, festivals, and vibrant culture, is only a short drive away. With good transport links, including access to the A40 and M5, this property is perfectly positioned for both commuting and enjoying all the local area has to offer.

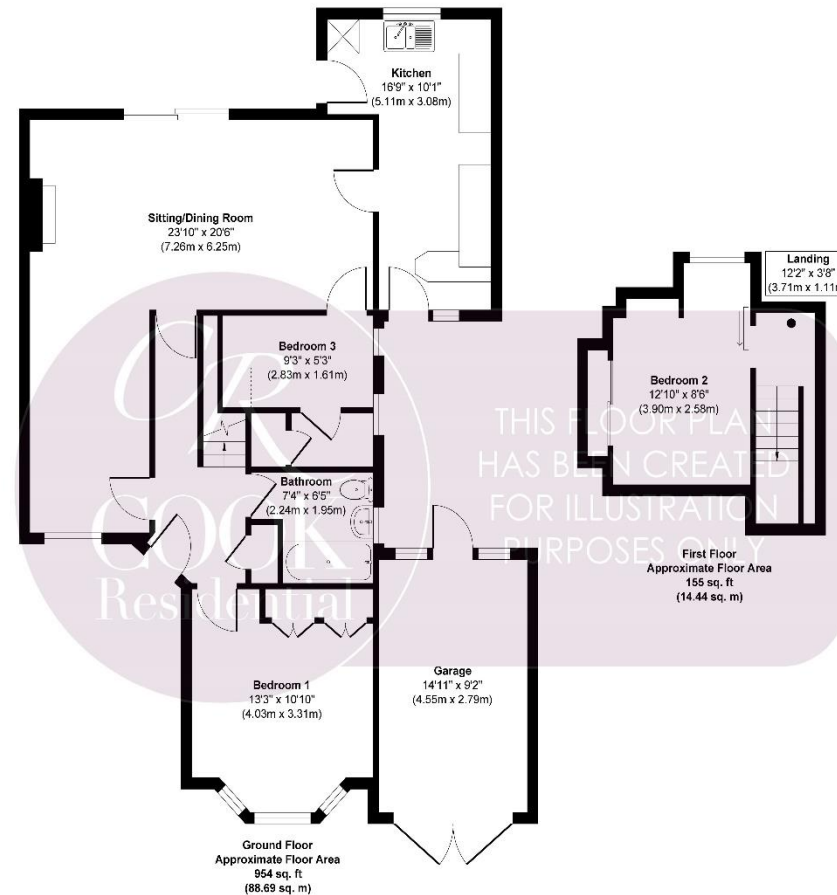
All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

Approx. Gross Internal Floor Area 1109 sq. ft / 103.13 sq. m  
Produced by Elements Property