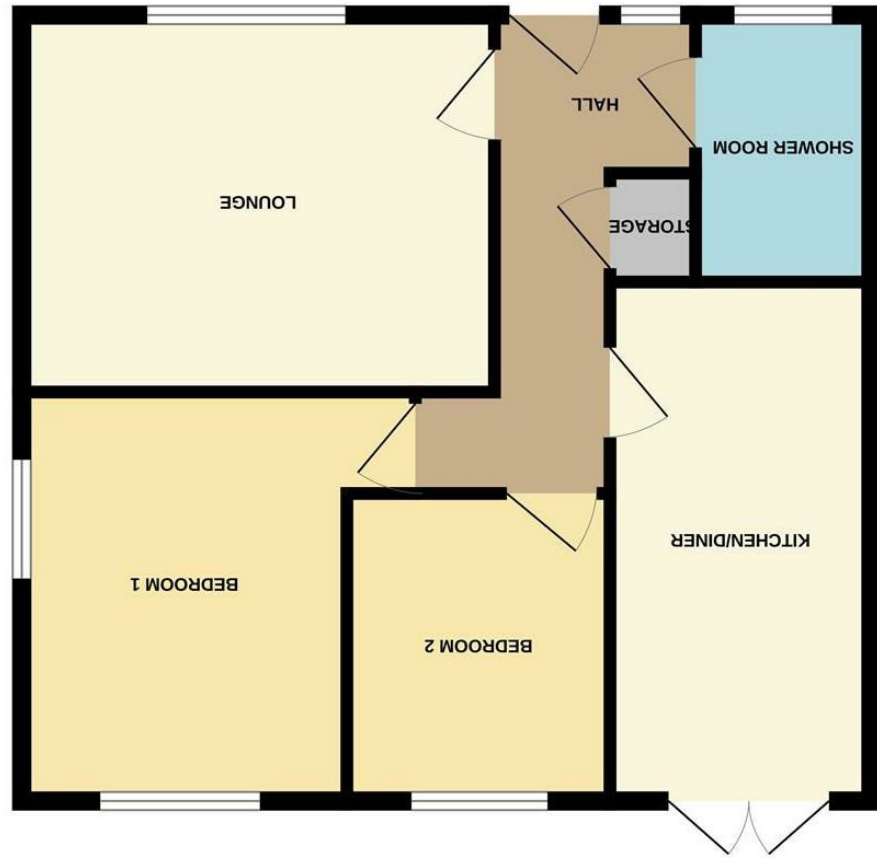
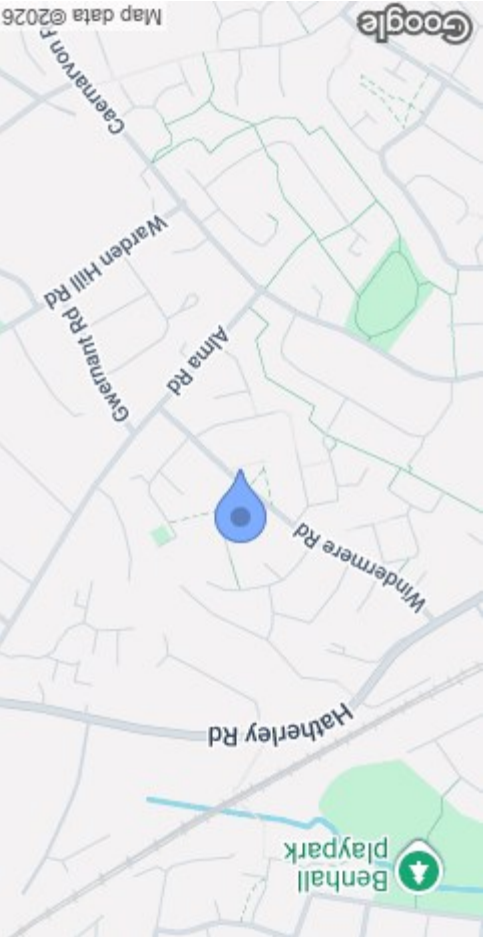




MISREPRESENTATION DISCLAIMER
 All reasonable steps have been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, where possible we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The fixtures, fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. Any drawings, sketches or plans are provided for illustrative purposes only and are not to scale. All photographs are reproduced for general information and it cannot be inferred that any items shown are included in the sale.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, corridors and any areas are approximate and no responsibility is taken for any error or omission of this statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. See page 10 for further details.

Energy Efficiency Rating	Environmental Impact (CO ₂) Rating
 A (93-100) Green B (81-92) Yellow-Green C (69-80) Yellow D (55-68) Orange E (39-54) Red-Orange F (21-38) Red G (1-20) Dark Red	 A (102 g/kWh) Green B (111-120) Yellow-Green C (120-130) Yellow D (130-140) Orange E (140-150) Red-Orange F (150-160) Red G (160-170) Dark Red



65 Windermere Road
 Cheltenham, Glos GL51 3PU

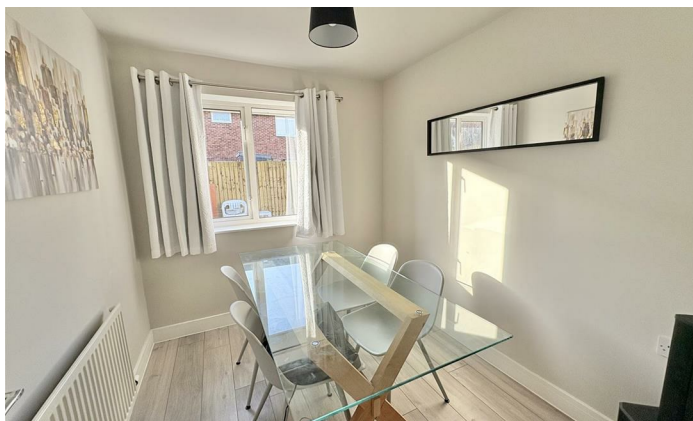
£288,000

A beautifully renovated two bedroom end terrace bungalow situated in this desirable location and is offered with no onward chain.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner, master double bedroom, bedroom two/dining room and shower room.

Additional benefits include being newly renovated to include re-wired, new boiler, re-plastered, newly fitted shower room and kitchen, new flooring throughout, upvc double glazing and all is offered with no onward chain.

Cheltenham is a town in Gloucestershire, home to the renowned Cheltenham Festival, 4 days of horse jump racing culminating in the Gold Cup, held annually in March at Cheltenham Racecourse. It's also known for Regency buildings, including the Pittville Pump Room, a remnant of Cheltenham's past as a spa town. There's fine art at The Wilson museum, and the Victorian Everyman Theatre has an ornate auditorium.



Door into:

ENTRANCE HALL

Various doors leading off, radiator, access into roof space, storage cloaks cupboard, grey laminate wood flooring.

LOUNGE

14'4" x 11'3" (4.39m x 3.45m)

Power points, radiator, grey laminate wood flooring, upvc double glazed window to front aspect.

KITCHEN/DINER

15'11" x 8'5" (4.87m x 2.59m)

Newly fitted grey High Gloss kitchen comprising a range of base, drawer and wall mounted units, roll edge worksurfaces, stainless steel sink and drainer unit with a mixer tap, tiled splashbacks, electric fan assisted oven, four ring gas hob with extractor fan over, space for larder style fridge/freezer, space and plumbing for automatic washing machine, radiator, power points, grey laminate wood flooring, upvc double glazed French doors lead onto the enclosed rear and side gardens.

BEDROOM 1

12'8" x 9'10" (3.87m x 3m)

Power points, radiator, upvc double glazed dual aspect windows to front and side aspects.

BEDROOM 2/DINING ROOM

8'10" x 7'7" (2.70m x 2.32m)

Power points, radiator, grey laminate wood flooring, upvc double glazed window to the rear garden.

SHOWER ROOM

Close coupled w.c., modern wash hand basin with vanity unit below, walk in double fully tiled shower cubicle, laminate grey wood flooring, chrome wall mounted heated towel rail.

OUTSIDE

To the front a pathway leads to the front door and the gardens are primarily laid to lawn all enclosed by timber picket fencing. A gate at the side gives access around to the side and rear gardens.

To the rear there is a large patio area, outside tap and lawned area (which is going to be newly turfed) all enclosed by close board timber fencing with a rear access gate.

SERVICES

Mains water, electricity, gas and drainage.

WATER RATES

To be confirmed.

MOBILE PHONE COVERAGE/BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

LOCAL AUTHORITY

Council Tax Band: C
Cheltenham Borough Council, Municipal Offices, Promenade, Cheltenham, Glos, GL50 9SA.

TENURE

Freehold.

VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 6.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

DIRECTIONS

From The Arle Court roundabout take the fourth exit into Hatherley Lane and at the roundabout take the first exit and stay on Hatherley Lane going through two small roundabouts. At the next roundabout take the first exit into Hatherley Road then turn right into Windermere Road where the property can be located on the right hand side.

PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).