

HUNTERS®

HERE TO GET *you* THERE



Wells Close

Cheltenham, GL51 3BX

Asking Price £395,000



Council Tax: C



11B Wells Close

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Hunters Estate Agents are delighted to offer this outstanding fully refurbished two-bedroom bungalow to the sales market - complete with extra-large garden, garage, home office/studio and ample off-road parking.

This fine home has been recently fully refurbished by the current owners and would suit anyone looking for more than just a home. The property has a large and private rear garden, and equally large and private side garden and a large, detached brick built outbuilding consisting of a garage with mains power and light and a large adaptable studio/music room/home office/workshop/home gym also with mains power and light. The room is a 16'8" blank canvas suitable for a variety of uses. At the front there is an EV charging point.

Inside this lovely home you will find a very well decorated property that has replastered walls and new flooring throughout. At the front there are two bedrooms, the recently re-fitted bathroom is centrally located and the large 18'11" sitting/dining room and recently re-fitted kitchen face the rear. The property boasts of double glazing throughout and beautiful bi-fold doors leading from the main reception area to the garden decking and beyond - perfect for summer parties or simply bringing the garden to the house with its bright open-air aspect.

Wells Close is a small cul-de-sac just off the main Salisbury Road, and just a few paces from the Warden Hill shopping area with a wide variety of outlets including a modern convenience store. Not much further away is Morrisons Supermarket, a doctor's surgery and a library. Being situated close to Leckhampton, a healthy 26-minute walk (taken from google maps) will get you to Bath Road with its seemingly endless range of cafe's, bars and restaurants.

This property is a rare find for anyone needing extra outdoor space and a very solid home office. These properties do not appear often, so we highly recommend a viewing to appreciate everything on offer.

All viewings are by appointment.

Tel: 01242 528500

- **Exceptional Two Bedroom Semi-Detached Bungalow**
- **Garage and Off Road Parking for Several Vehicles**
- **Recently Fitted Kitchen**
- **All New Flooring and Decor**
- **Council Tax Band D | Energy Rating (EPC) D**
- **Very Large Corner Plot - Side and Rear Gardens**
- **Brick Built Home Office/Studio Ready for Adapting**
- **Recently Fitted Bathroom**
- **Very Private at the End of a Cul-de-Sac**
- **Tenure - Freehold**

Living/Dining Room
18'11" x 10'4" (5.78 x 3.16)

Kitchen
11'6" x 7'3" (3.53 x 2.23)

Bedroom One
15'6" x 9'5" (4.74 x 2.89)

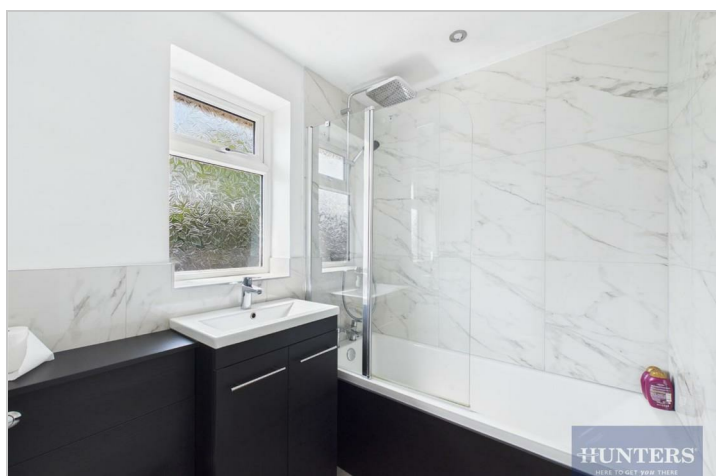
Bedroom Two
13'1" x 8'3" (3.99 x 2.53)

Bathroom
7'3" x 5'6" (2.22 x 1.70)

Office / Studio
16'7" x 8'2" (5.08 x 2.50)

Garage
17'0" x 11'1" (5.20 x 3.38)

Large Storage Area
18'10" x 5'8" (5.75 x 1.74)



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 0 Building 2

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Approximate total area⁽¹⁾
98.3 m²
1057 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.