

HUNTERS®

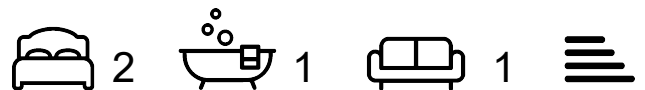
HERE TO GET *you* THERE



Salisbury Avenue

Warden Hill, Cheltenham, GL51 3BS

Asking Price £385,000



Council Tax: C



Salisbury Avenue

Warden Hill, Cheltenham, GL51 3BS

Asking Price £385,000



Hunters Estate Agents are delighted to offer this beautifully presented detached two-bedroom bungalow backing onto protected open parkland with generous accommodation throughout, generous outside space including a conservatory and detached solid timber summerhouse/home office.

This charming home has been lovingly maintained and is ready for immediate occupation, making it an ideal choice for professionals, families, or those seeking single-storey living without compromise.

Inside, the property offers bright and well-proportioned rooms with a tasteful finish, creating a warm and welcoming atmosphere from the moment you step inside.

A particular highlight is the spacious square conservatory, providing an excellent additional reception area with delightful views over the rear garden – perfect for relaxing, dining, or entertaining all year round.

Externally, the property continues to impress with off-road parking leading to a private garage. To the rear there is a wonderfully private rear garden that enjoys a high degree of privacy and has been thoughtfully landscaped, richly planted and is exceptionally pretty, this secluded outdoor space is ideal for enjoying sunny afternoons or entertaining family and friends.

Adding further appeal is the substantial timber summer house, complete with mains power and lighting, offering excellent flexibility as a garden room, home office, studio, or hobby space.

Combining immaculate presentation, practical features, and a desirable setting, this outstanding bungalow represents a rare opportunity to acquire a lovely home in one of Cheltenham's most popular locations.

Warden Hill sits between Hatherley and Leckhampton with its own local shops, mini-mart and superb schools. Morrisons Supermarket and further shops, pub, library and surgery is a short walk away.

Early viewing is highly recommended.

More 'Material Information' can be found at:

<https://reports.spectre.uk.com/s/KCIYf>

Viewing By Appointment only

Tel: 01242 528500

- Impressive Detached Two Bedroom Bungalow
- Immaculate, Well Manicured Garden Backs Onto Protected Parkland
- Garage and Off-Road parking
- Large Conservatory
- Solid Timber Summerhouse/Gym/Home Office
- Modern Kitchen and Shower Room
- Fabulous Location for Shops and Schools
- Handy for access to Leckhampton, M5 Junctions 11 and 11a and GCHQ
- Council Tax Band C | Energy Rating (EPC) tba
- Tenure - Freehold

Living/Dining Room

18'1" x 12'1" (5.52 x 3.70)

Kitchen

9'3" x 7'5" (2.82 x 2.28)

Conservatory

14'5" x 13'3" (4.41 x 4.04)

Bedroom One

14'0" x 9'10" (4.29 x 3.02)

bedroom Two

9'5" x 9'5" (2.88 x 2.88)

Bathroom

5'11" x 5'4" (1.80m x 1.63m)

Garage

19'0" x 7'7" (5.79m x 2.31m)

Summer House

13'10" x 9'8" (4.23 x 2.97)

