

HUNTERS[®]

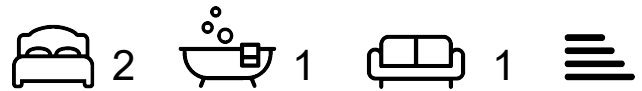
HERE TO GET *you* THERE



Salisbury Avenue

Warden Hill, Cheltenham, GL51 3BS

Asking Price £385,000



Council Tax: C



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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

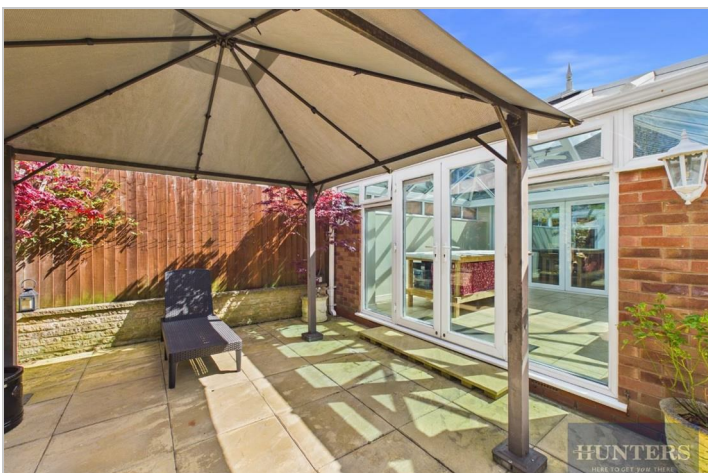
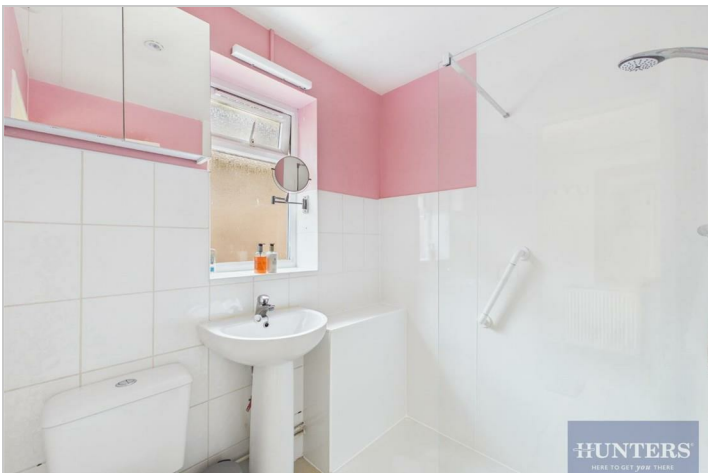
5'11" x 5'4" (1.80m x 1.63m)

Garage

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

Summer House

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



Road Map



Hybrid Map



Terrain Map



Floor Plan

Floor 0 Building 1

Floor 0 Building 2

Floor 0 Building 3

Approximate total area⁽¹⁾
99.3 m²
1068 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		
(81-91) B		
(69-80) C		
(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.