



109 Bouncers Lane

Cheltenham, GL52 5JG

Offers in excess of £280,000



Murdock & Wasley Estate Agents are delighted to bring to the open market this fantastic two double bedroom terraced home, ideally situated in a popular and convenient location close to local amenities and transport links.

Offered to the market with no onward chain, this well-appointed property is perfectly suited to first-time buyers or those looking to downsize. The ground floor accommodation is thoughtfully arranged and comprises a welcoming lounge, a cloakroom, and a stylish kitchen/diner which provides an excellent space for both everyday living and entertaining, with direct access out to the garden, creating a seamless indoor - outdoor flow.

Upstairs, the property continues to impress with two generous double bedrooms and a well-presented family bathroom, offering comfortable and practical living space throughout.

Externally, the home benefits from a spacious driveway providing off-road parking for two vehicles, complete with an EV charger. To the rear, there is an enclosed garden ideal for relaxing, entertaining, or enjoying time outdoors.



Entrance Hall

Accessed via composite door, power points, radiator, stairs to first floor landing. Door to:

Lounge

Tv point, data points, power points, radiator, under stairs storage cupboard, front aspect upvc double glazed window.

Cloakroom

Low level wc, pedestal wash hand basin, radiator, vinyl flooring.

Kitchen/ Diner

Range of base, wall and drawer mounted units, laminate worksurfaces, sink unit with mixer tap over. Appliance points, power points, oven/ grill with four ring gas hob and extractor hood over. Space for fridge/ freezer, washing machine and dining table. Ideal gas fired combination boiler, radiator, partly tiled walls, storage cupboard, rear aspect upvc double glazed window and French doors to the garden.

Landing

Wooden door to storage cupboard, access to loft space. Doors lead off:

Bedroom One

Power points, radiator, built in wardrobes, further storage cupboard, front aspect upvc double glazed windows.

Bedroom Two

Power points, radiator, two rear aspect upvc double glazed windows.

Bathroom

Suite comprising panelled bath with shower off the mains over, low level wc, pedestal wash hand basin. Heated towel rail, shaver point, vinyl flooring.

Outside

The front of the property offers a block paved driveway providing two side-by-side parking spaces, complete with an EV charging point and attractive decorative borders. A pathway along the side of the neighbouring property provides convenient access to the rear garden.

At the rear, the enclosed garden features a patio area, perfect for a table, chairs, and entertaining. This leads seamlessly onto a lawned area, which is complemented by a wooden shed at the far end, providing additional storage or garden space.

Agents Note

The property is currently owned on a shared ownership basis with Bromford Housing; however, upon completion of the sale it will transfer to full freehold ownership, with no ongoing shared ownership element.

Tenure

Freehold

Services

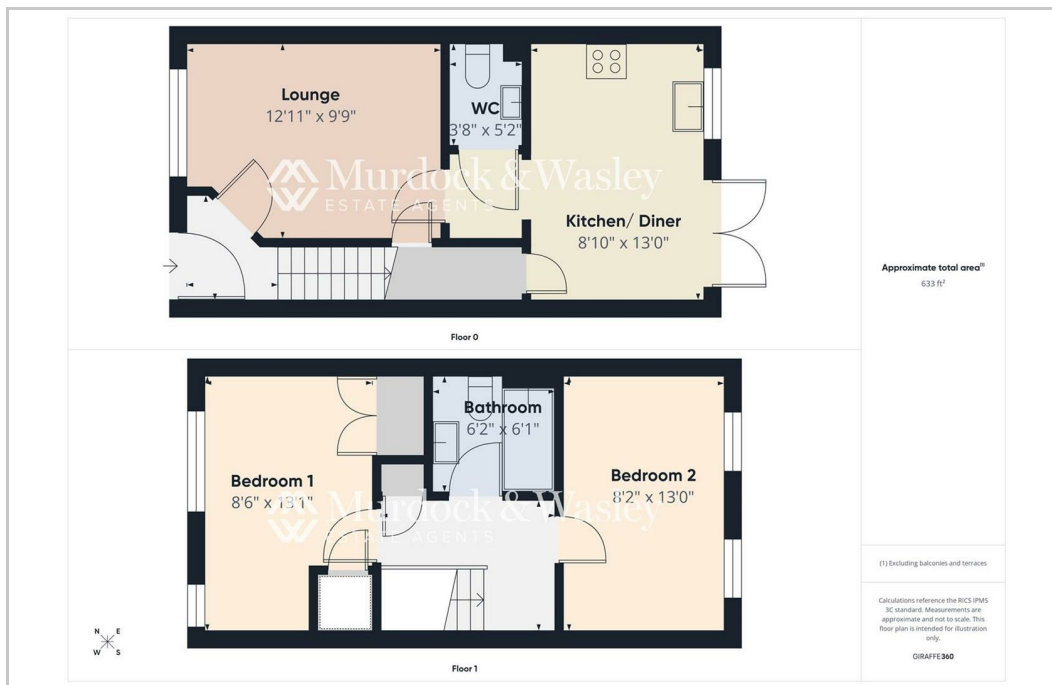
Mains water, gas, electricity and drainage.

Local Authority

Cheltenham Borough Council
Council Tax Band: B

Awaiting Vendor Approval

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		98
(81-91) B	85	
(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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW email:office@mwea.co.uk

GLoucester 01452 682952 WWW.MWEA.CO.UK

Murdock & Wasley Estate Agents Ltd, Registered in England No. 12622907 at 10a Old Cheltenham Road, Longlevens, Gloucester, GL2 0AW

