



Warden Hill



# Warden Hill

Salisbury Avenue, Cheltenham, GL51 3DG

£419,950 Freehold

**A beautifully presented, extended, 3 bedroom, semi detached house with driveway, garage and a lovely south facing rear garden within this popular location.**

**SOUTH FACING REAR GARDEN • living room • family/study area • dining room • modern kitchen • 3 bedrooms • shower room & cloakroom • driveway & parking • garage • walking distance of 'Good' primary school**

## Description

A beautifully presented family home, situated in this popular location close to 'Good' schools and excellent amenities. The light and airy accommodation includes a reception hall, downstairs cloakroom, living room with feature bay window and fireplace, opening into the family room/study (formerly the dining room). The extended kitchen has an attractive range of modern wall and base units, space for a small breakfast table, and an opening into the dining room with French doors leading to the lovely rear garden. Upstairs, there are 3 generous bedrooms and a luxury refitted shower room with dual 'his and hers' hand basins. Outside, there is a paved frontage, providing parking for 2 cars, and leading to the attached garage. To the rear is a private, well tended, south facing garden, mainly laid to lawn with raised veggie troughs and a good size block paved patio area. Cheltenham Borough Council Tax Band C.



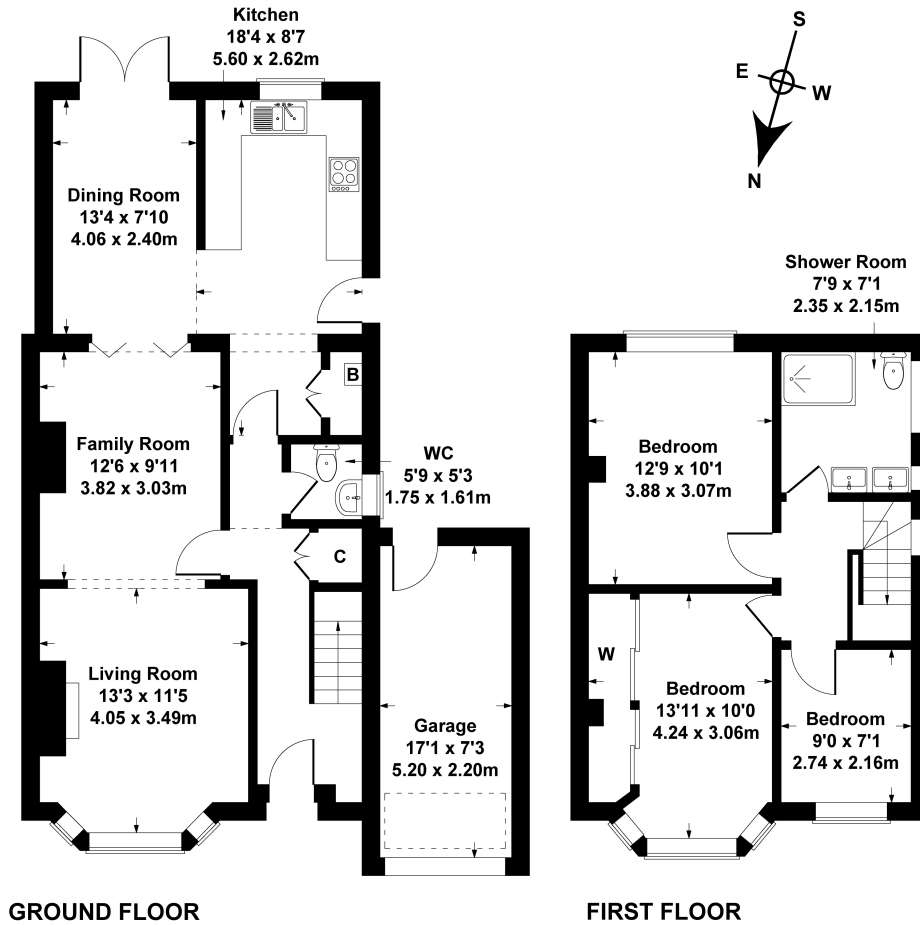


### **Situation**

Warden Hill is a neighbourhood on the southwest outskirts of Cheltenham. Lying between Leckhampton and Hatherley, the area is characterised by post war property in quiet residential streets. There are local schools, shops, services, and the busier retail centres of Bath Road and Cheltenham town centre are within easy reach. The nearest primary school is Warden Hill Primary School and the nearest secondary is Bournside.

# 155 Salisbury Ave

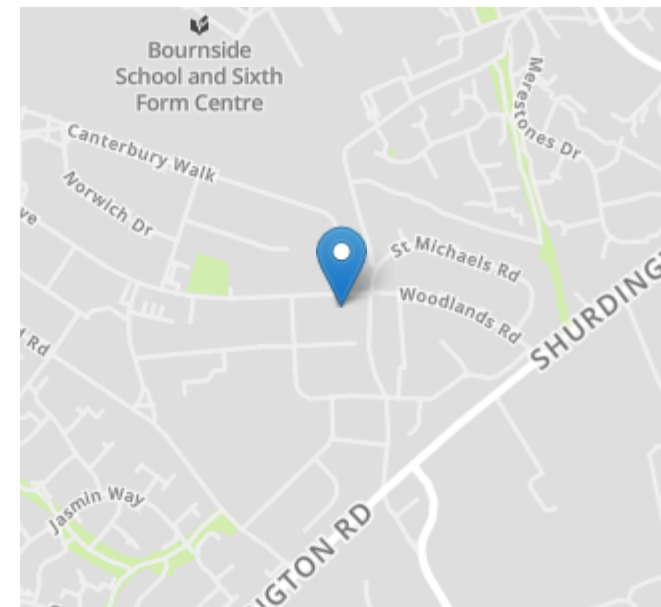
Approximate Gross Internal Area  
1249 sq ft - 116 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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