



Warden Hill

 Nick
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ESTATE AGENTS

Warden Hill

Oxford Way, Warden Hill, Cheltenham, GL51 3HH

£325,000 Freehold

A 3 bedroom, semi detached, house in need of upgrading/modernisation, situated within this much sought after location.

NO ONWARD CHAIN • reception hall • dining room • living room with bay window • kitchen • 3 bedrooms • shower room & separate WC • garage & parking • good size garden • gas central heating

Description

A 3 bedroom, family house, ideally situated within this popular location, close to excellent amenities and the 'outstanding' Warden Hill Primary School. This much loved home offers scope/potential to extend (subject to the necessary building/planning permissions). On the ground floor, the accommodation includes a welcoming entrance hall, living room with bay window to front aspect, separate dining room, and kitchen with a door leading into the conservatory. On the first floor, there are 3 good size bedrooms, a shower room, and separate WC. Outside, there is a driveway providing off-road parking and leading to the garage. There is a generous garden to the rear which is mainly laid to lawn with mature fruit trees and planted border. Cheltenham Borough Council Tax Band C.



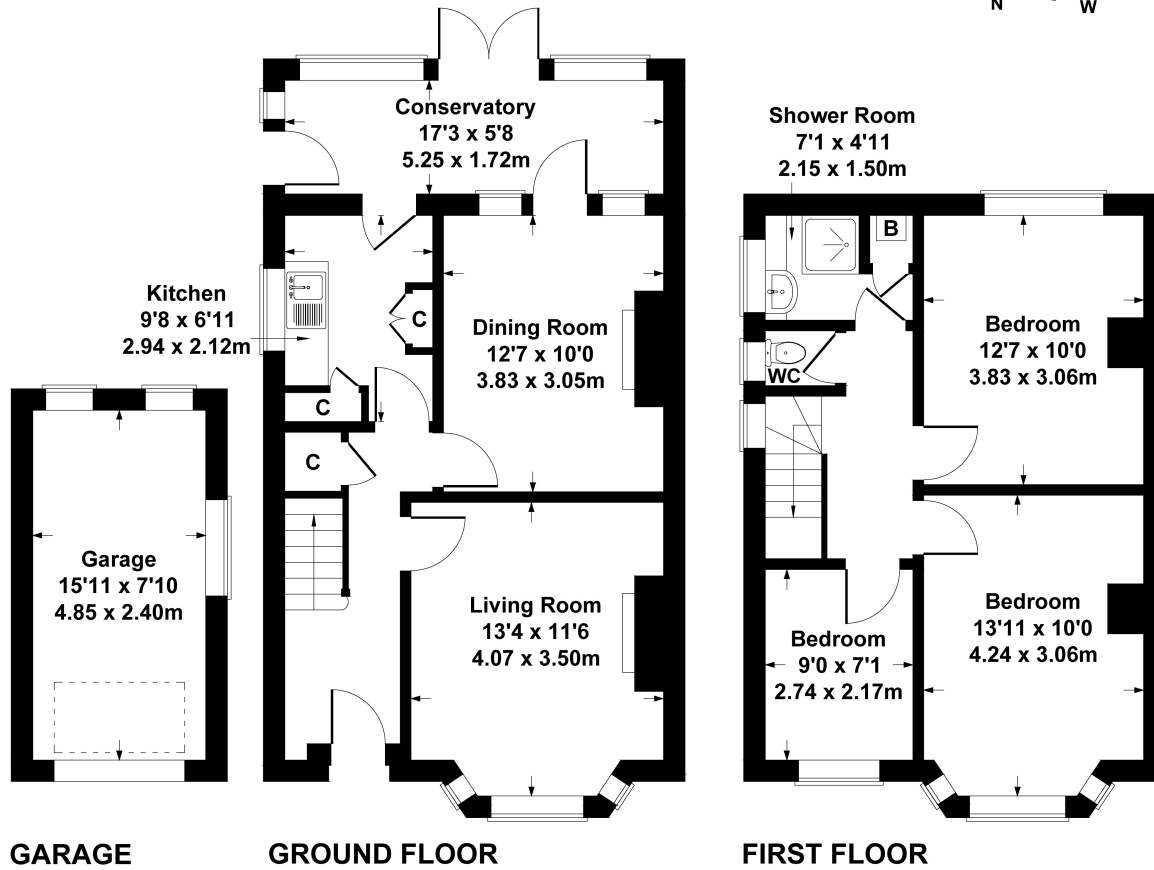
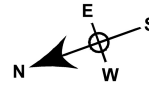


Situation

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.

5 Oxford Way

Approximate Gross Internal Area
1098 sq ft - 102 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) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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