



Warden Hill



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Salisbury Avenue, Warden Hill, Cheltenham, GL51 3BS

£380,000 Freehold

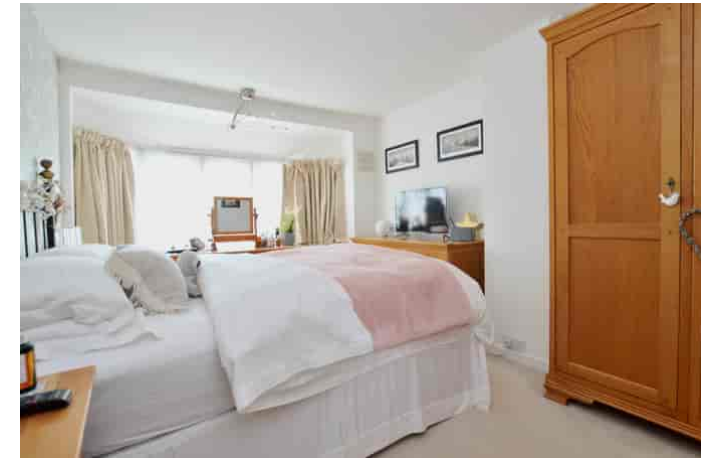
A well presented, bay fronted, 3 bedroom, semi detached house, with mature gardens, ample off-road parking and garage.

NO ONWARD CHAIN • reception hall • living room with bay window • dining room • kitchen • 3 bedrooms • bathroom • mature gardens • garage & parking • underfloor heating throughout the ground floor • popular location • backing onto Weavers Field

Description

Backing onto Weavers Field, this spacious, bay fronted, 3 bedroom, semi detached house is situated within a sought after residential location, close to excellent amenities and the 'Good' Warden Hill Primary School. The well presented accommodation includes an entrance hall; spacious living room with bay window to front aspect, feature fireplace, and wooden flooring which continues into the dining room; and an extended, modern kitchen with a range of fitted storage cupboards, granite worktops, 'Neff' oven with plate warming drawer, and French doors leading to the well tended rear garden. Upstairs, there are 3 generous bedrooms and a family bathroom with corner bath. The loft is boarded, has a Velux window, and is accessed via a loft ladder. Outside, to the front, is a driveway, providing off-road parking and leads to the garage. The enclosed rear garden is mainly laid to artificial lawn with a paved patio and planted borders. Cheltenham Borough Council Tax Band C. Agents Note: Please note this property was affected by flood water in 2007 & 2016.

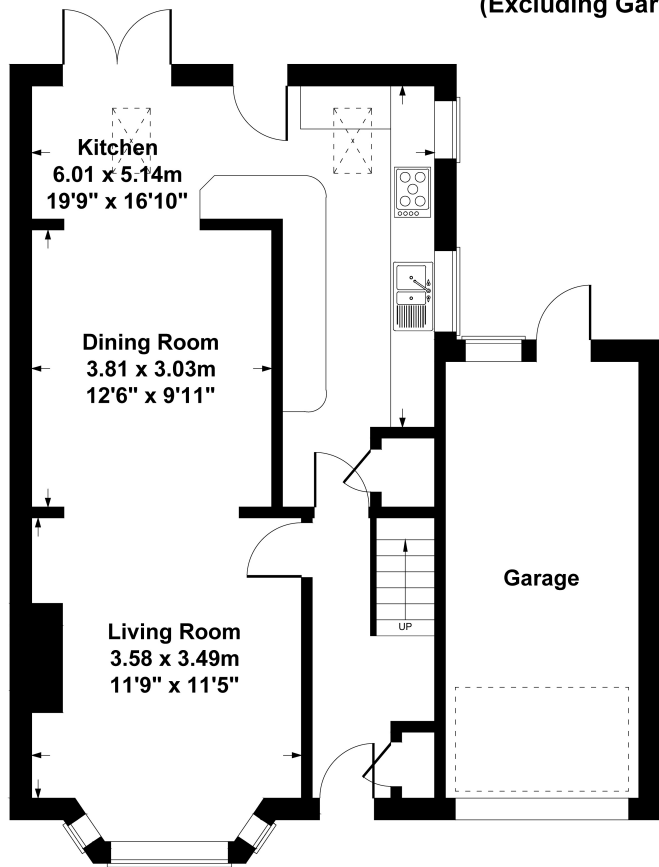




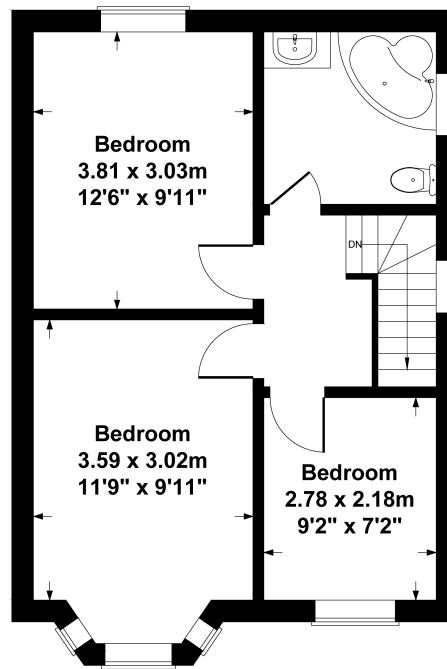
Situation

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 and services and the busier areas of the Bath Road and Cheltenham Town Centre are both within easy reach. The nearest primary school is Warden Hill and the nearest secondary is Bournside.

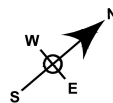
Approximate Gross Internal Area
99 sq. metres (1066 sq. feet)
(Excluding Garage)



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		76
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company

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