



Warden Hill

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ESTATE AGENTS

Warden Hill

St Michaels Road, Warden Hill, Cheltenham, GL51 3RR

Guide Price £320,000 Freehold

A 2 bedroom, semi detached, bungalow with garage, driveway, and a south facing garden, situated in this popular location.

NO ONWARD CHAIN • spacious porch • kitchen • living/dining room • 2 bedrooms • wet room • lean-to utility • garage & driveway • easy maintenance rear garden • gas central heating & double glazing

Description

A bay fronted, semi detached, bungalow, situated in this sought after road, in need of updating/modernisation. The accommodation includes a good size entrance porch (which would make an ideal area for a home office), living/dining room, kitchen, and a utility area with direct access to the garage. There are also 2 good size bedrooms and a wet room. Outside, there is a driveway providing off-road parking, a single garage, and a mostly paved south facing rear garden. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band C.



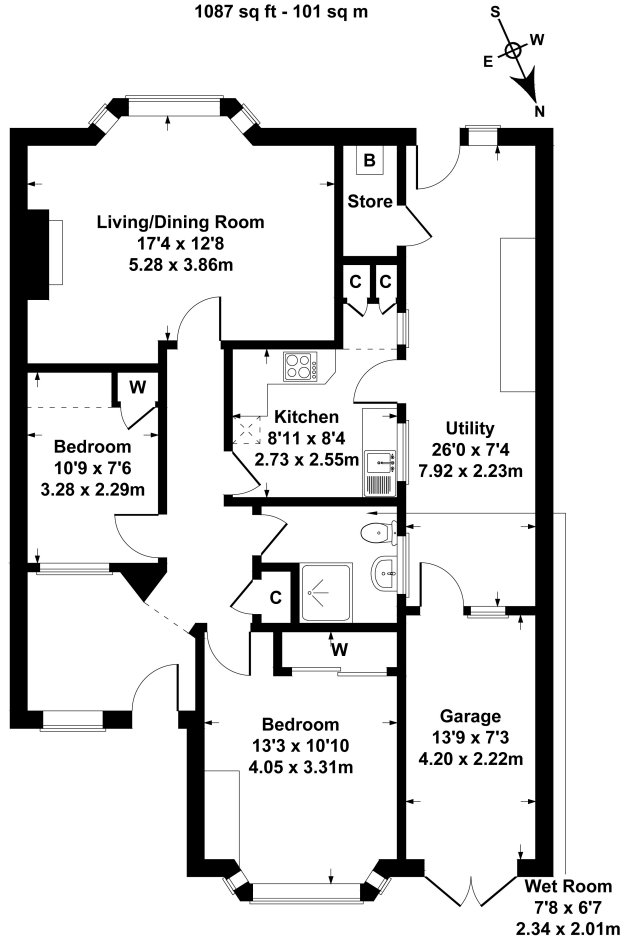


Situation

A very convenient location, close to the 'outstanding' Warden Hill Primary School, road links, and the Bath Road shopping area. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

34 St Michaels Rd

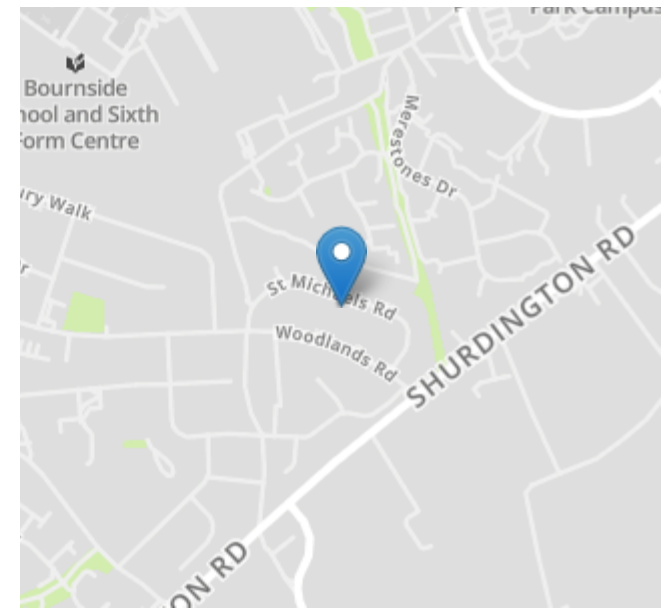
Approximate Gross Internal Area
1087 sq ft - 101 sq m



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		86
(69-80) C	69	
(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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