



Warden Hill

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Warden Hill

Canterbury Walk, Cheltenham, GL51 3HQ

£325,000 Freehold

A recently upgraded, 2 bedroom, semi detached house with a lovely garden, situated close to schools and amenities.

NO ONWARD CHAIN • living room • magnificent kitchen/dining room • 2 bedrooms • refitted bathroom • double glazing & gas central heating • garage & parking • lovely garden

Description

A beautifully presented property which has been recently upgraded and remodelled. The accommodation includes a living room with feature fireplace, a stylish kitchen/dining room with double doors opening out to the rear garden, 2 good size bedrooms, and a refitted bathroom with shower over the bath. Outside, there is a hardstanding area providing parking for 2-3 cars, a single detached garage, and a circa 80ft rear garden with lawn and seating areas. 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.



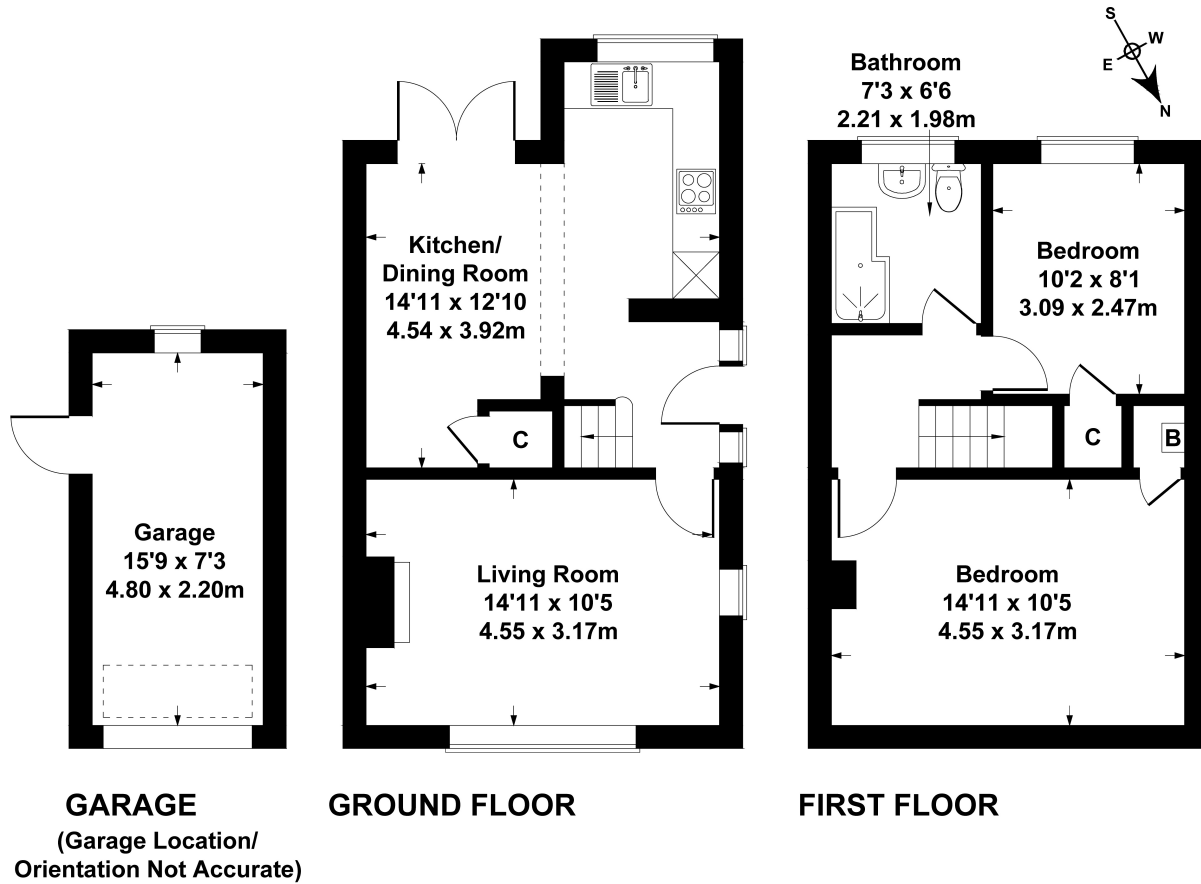


Situation

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 Bath Road and Cheltenham town centre are within easy reach. The nearest primary school is Warden Hill and the nearest secondary is Bournside.

19 Canterbury Walk

Approximate Gross Internal Area
850 sq ft - 79 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(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 approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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