



Warden Hill

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ESTATE AGENTS

Warden Hill

Salisbury Avenue, Warden Hill, Cheltenham, GL51 3BZ

£289,950 Freehold

A 2 bedroom, semi detached, house with off-road parking and a double length garage, situated close to excellent schools and amenities.

Entrance hall • living/dining room • kitchen • 2 bedrooms • shower room • double length garage • off road parking • south facing garden • gas central heating • double glazing

Description

A very well presented 2 bedroom, semi detached, house situated in this sought after location. The accommodation includes an entrance hall, living/dining room, refitted kitchen with door to the rear porch, 2 good size bedrooms, and a refitted shower room. Outside, there is off-road parking for 2 cars, a large double length garage, and a south facing enclosed rear garden. The property further benefits from gas central heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band C.**

Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.



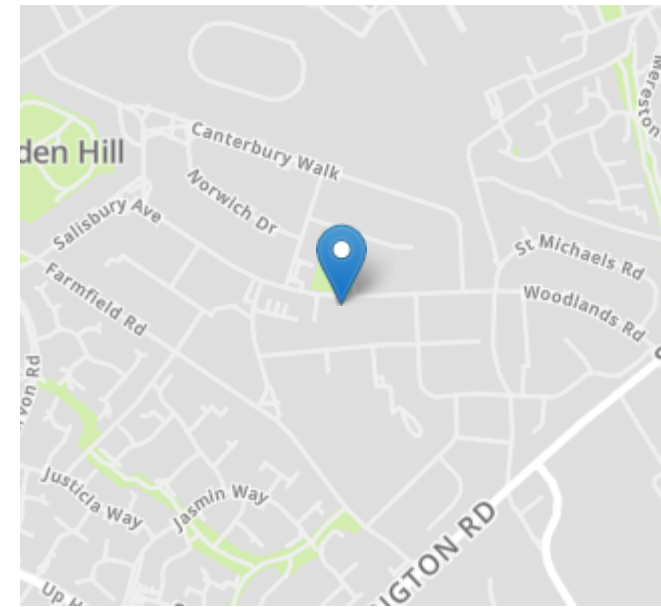
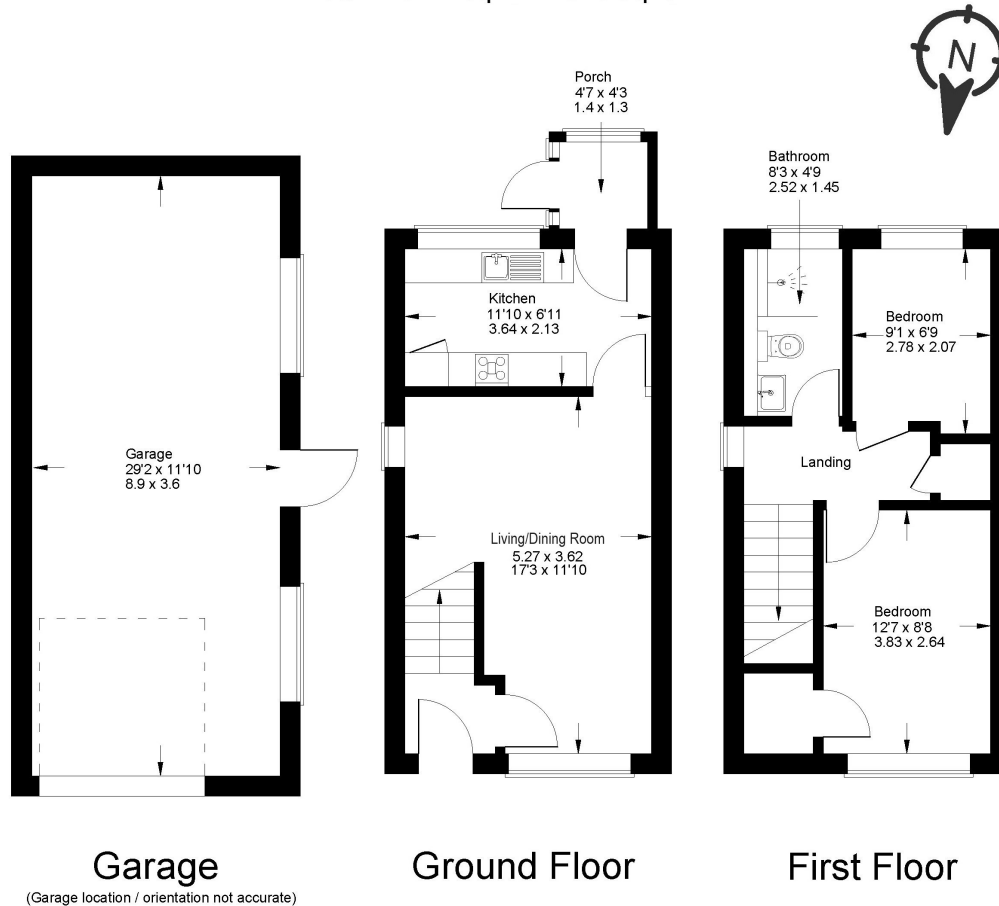


Situation

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.

117 Salisbury Avenue

Approximate Gross Internal Floor Area = 61.70 sq m / 664 sq ft
 Garden Shed = 32.4 sq m / 349 sq ft
 Total = 94.1 sq m / 1013 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(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

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 Energy Assessment Services 2023

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