



Warden Hill



# Warden Hill

Winchester Way, Cheltenham, GL51 3EZ

£450,000 Freehold

An extended and modernised 3 bedroom, semi-detached house, situated in this sought after residential location and offered for sale with no onward chain.

EXTENDED FAMILY HOUSE • entrance hall • cloakroom • kitchen/dining/family room • living room • utility room • 3 bedrooms • contemporary family bathroom • driveway • southwest facing rear garden • workshop • gas central heating & double glazing • no onward chain

## Description

An attractive bay fronted home, beautifully modernised throughout, featuring a single storey rear extension that provides additional spacious family living. The accommodation includes a welcoming entrance hall with feature panelling; a cloakroom; living room with bay window to the front aspect; and an impressive kitchen/dining/family room with newly fitted attractive storage units, built-in appliances, dual skylights, double doors to the rear garden, and access to the utility room. Upstairs, there are 3 bedrooms (2 doubles and 1 single), and a newly installed bathroom with a separate shower cubicle. Outside, there is a block paved driveway providing off-road parking, and side pedestrian access to the enclosed southwest facing rear garden which enjoys a generous paved patio area, ideal for outside dining. Steps lead up to a workshop/store room (formally the garage), lawn and further paved area with gravel edging. The property also benefits from gas central heating, double glazing, and no onward chain.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** C. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not 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.

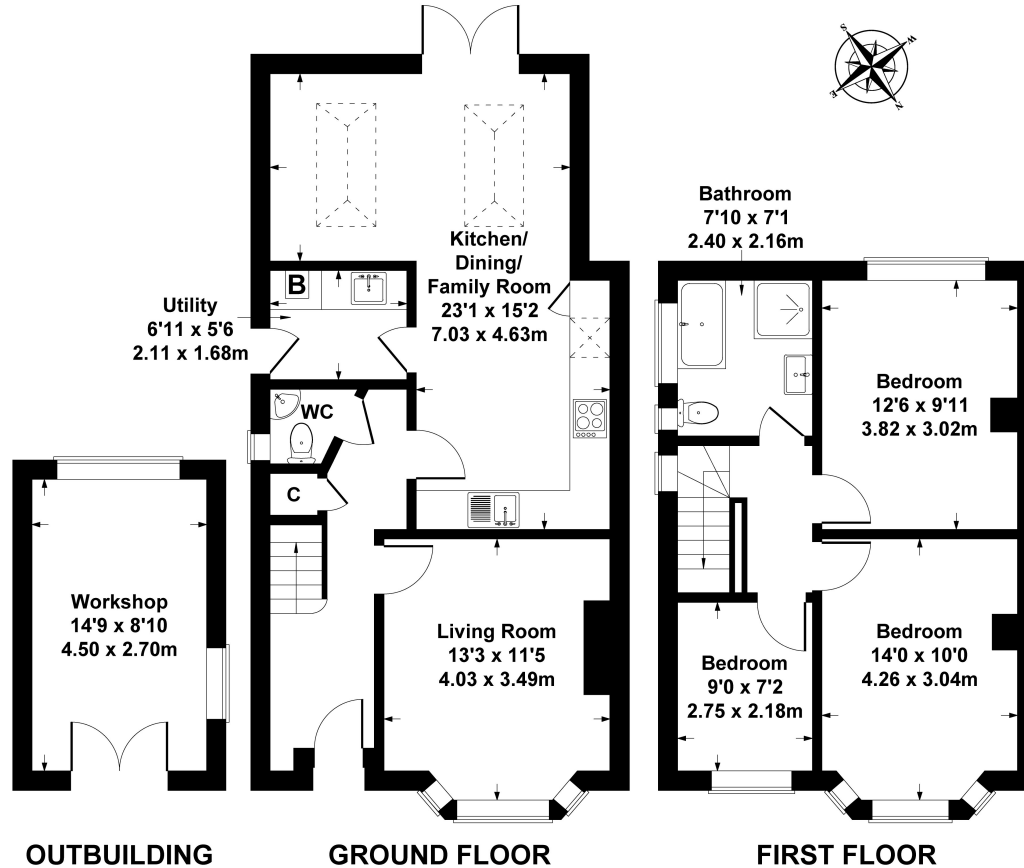
# 19 Winchester Way

Approximate Gross Internal Area

House : 1023 sq ft - 95 sq m

Outbuilding : 129 sq ft - 12 sq m

Total : 1152 sq ft - 107 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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.