



Warden Hill



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Friars Close, Warden Hill, Cheltenham, GL51 3DU

£350,000 Freehold

A 3 bedroom, semi detached, house with a lovely garden, in need of upgrading and situated in this quiet no-through road.

NO ONWARD CHAIN • living room • dining room • kitchen • rear lobby/utility • downstairs WC • 3 bedrooms • shower room • southwesterly garden • garage and driveway

Description

A 3 bedroom family house, positioned on a good size plot, ideally situated within this popular location, close to excellent amenities and the 'outstanding' Warden Hill Primary School. This much loved home offers scope/potential to extend (subject to the necessary building/planning permissions). On the ground floor, the accommodation includes an entrance hall, living room with bay window to front, separate dining room, kitchen with a door leading to the rear lobby/utility, and a downstairs WC. On the first floor, there are 3 good size bedrooms and a shower room. Outside, there is a driveway providing off-road parking and leading to the garage. There is a generous southwesterly facing rear garden which is mainly laid to lawn with mature fruit trees, and rear access into the attached garage. Cheltenham Borough Council Tax Band C.



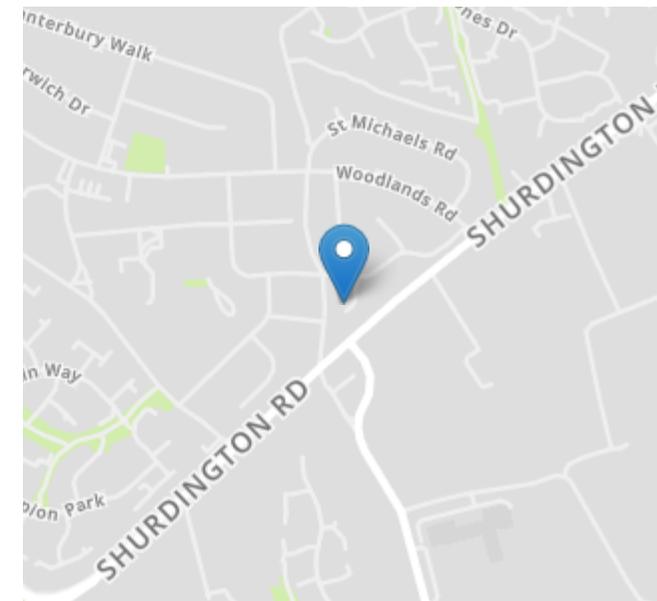
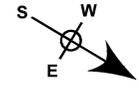
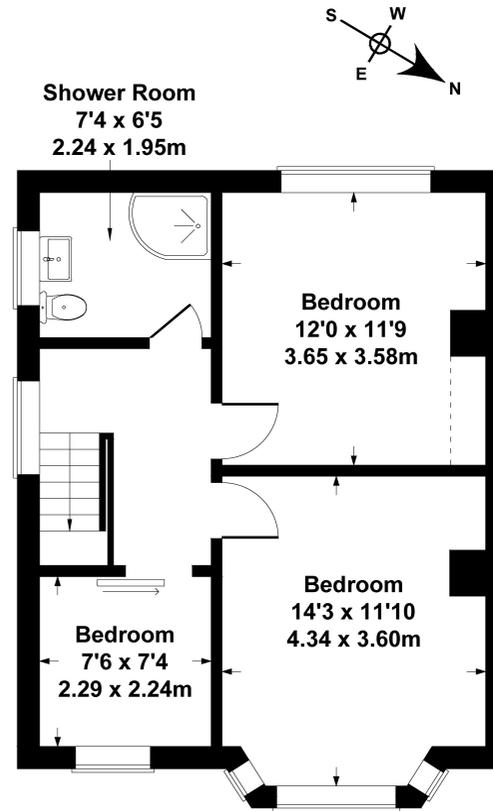
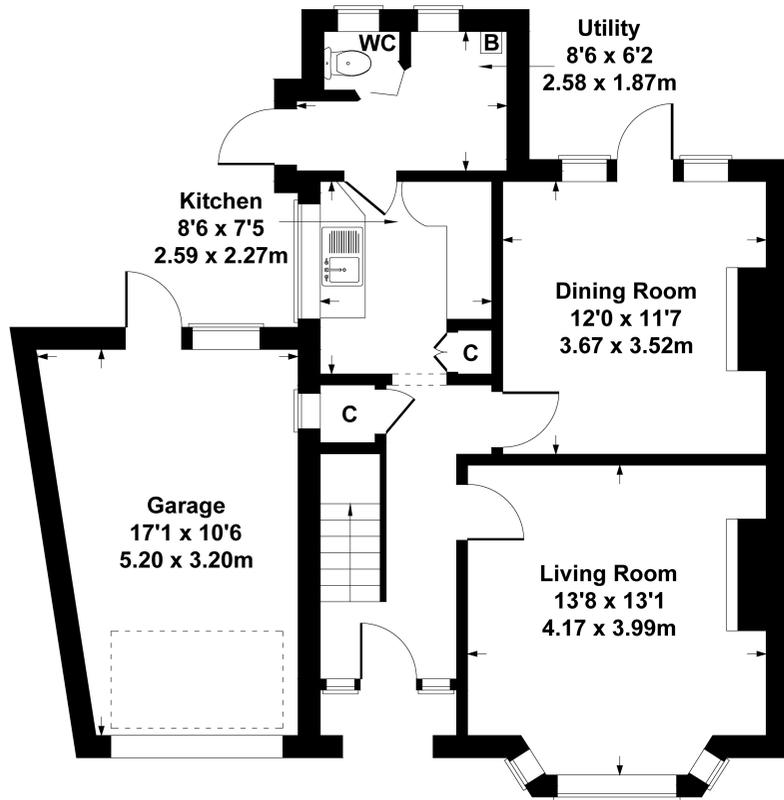


Situation

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, 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.

6 Friars Close

Approximate Gross Internal Area
1227 sq ft - 114 sq m



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

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