



Woodmancote



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Willow Close, Woodmancote, Cheltenham, GL52 9TU

£285,000 Freehold

A 2 bedroom, detached, bungalow in need of updating, situated at the end of this quiet no-through road.

NO ONWARD CHAIN • entrance hall • living room • dining room/bedroom 3/home office • kitchen • 2 bedrooms • shower room • single garage • off road parking • garden • gas central heating & double glazing

Description

The accommodation includes an entrance hall, good size living, dining room/home office/bedroom 3, kitchen with door to the rear, 2 double bedrooms, and a shower room. Outside, there is a low maintenance garden, single garage, and a driveway providing off-road parking. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Tewkesbury Borough Council Tax Band D.

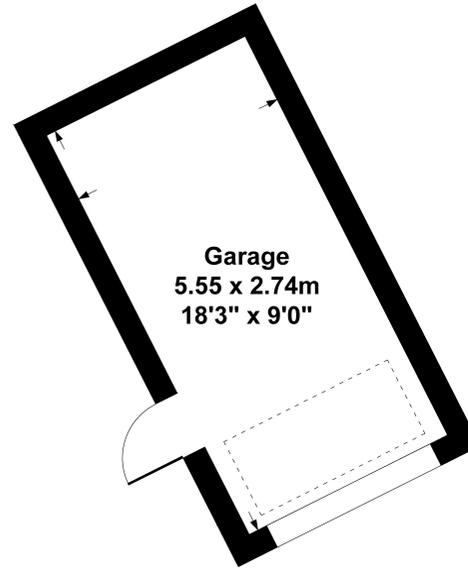
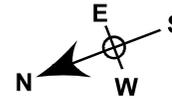
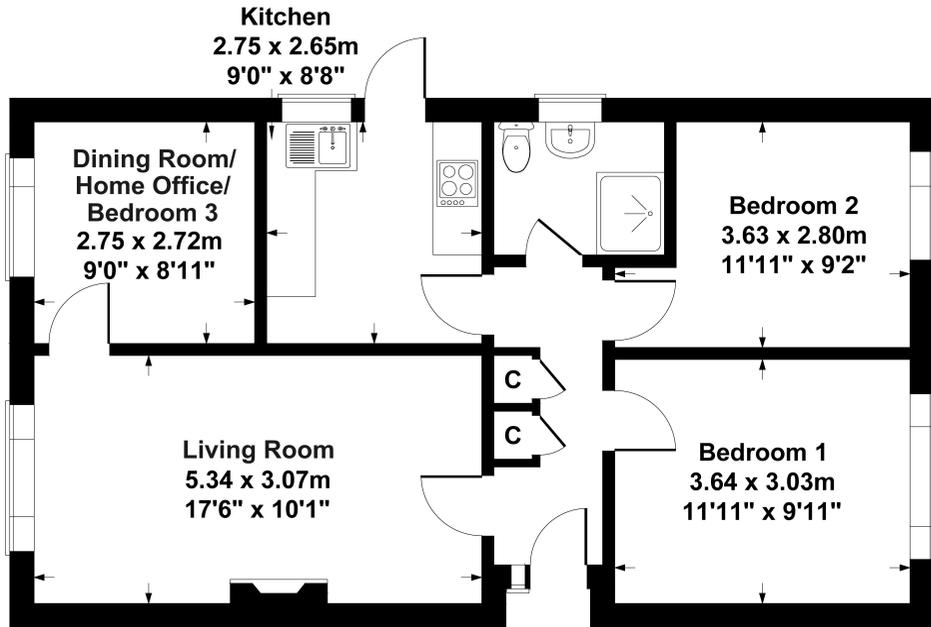




Situation

The village of Woodmancote is situated a few miles to the north of Cheltenham and has a village store, primary school, and a local pub. A little further, and Bishops Cleeve has a much broader range of facilities including supermarkets, schools, and a doctors surgery. 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.

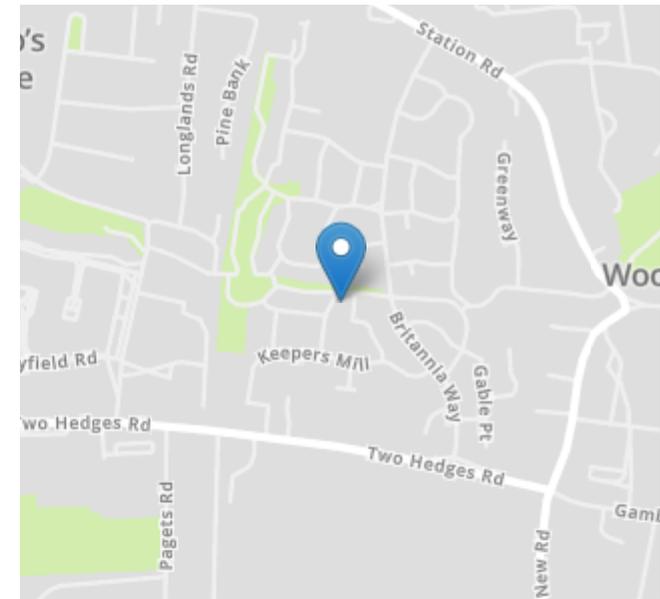
Approximate Gross Internal Area
80 sq. metres (861 sq. feet)



Garage

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	63	
(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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