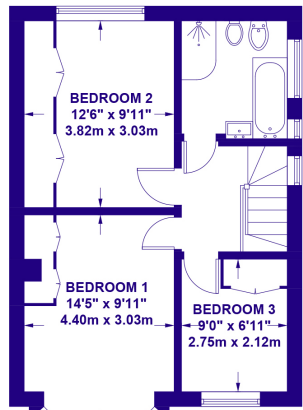
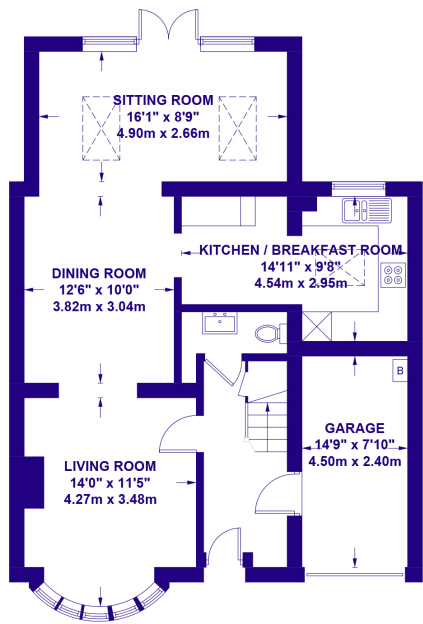


Approximate Gross Internal Area = 117.0 sq m / 1259 sq ft
(Including Garage)



FIRST FLOOR



GROUND FLOOR

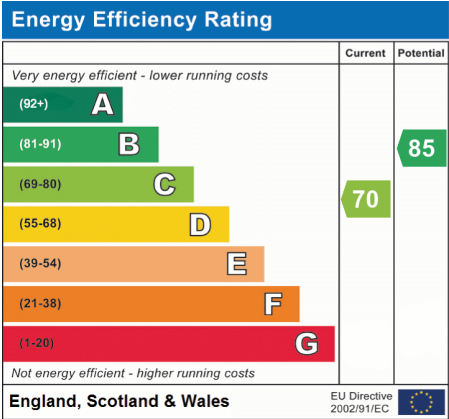
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
Errington Smith Sales & Lettings

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- d). Any areas, measurements, distances or aspects referred to are for guidance only and are not precise. If such details are fundamental, purchasers should rely on their enquiries.
- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
- g). The information in these particulars is given without responsibility on the part of Nigel Errington-Smith & Company Limited or their clients.



38 Warden Hill Road, Cheltenham, Gloucestershire GL51 3AW

An extended and beautifully presented three bedroom semi-detached family house with a garage and off road parking located in a popular residential area within walking distance of good local schools and easy reach of the train station, Hatherley Park and the town centre beyond.



38 Warden Hill Road, Cheltenham, Gloucestershire GL51 3AW

An extended and beautifully presented three bedroom semi-detached family house with a garage and off road parking located in a popular residential area within walking distance of good local schools and easy reach of the train station, Hatherley Park and the town centre beyond. Its light and bright accommodation, offered in very good decorative order, comprises in brief, an entrance hallway, a living room with a feature fireplace, bay window and shutters, opening into a dining room, a kitchen/breakfast room and a wonderful sitting room with French doors opening onto the southerly facing rear garden, a downstairs cloakroom and door to the garage with utility area, three good sized bedrooms with built-in wardrobes and shutters plus a large family bathroom complete with a separate shower. Further benefits of this stylish property include gas fired central heating, double glazing, a beautifully landscaped rear garden, off road parking for two vehicles and a garage. Council Tax Band - C.



Directions

Leave Cheltenham via Lansdown Road. Turn left at the traffic lights onto Hatherley Road and take the first turning off the mini-roundabout on to Warden Hill Road. The property can be found on the left hand side.

Price:

£485,000

Tenure:

Freehold

Contact:

Karen Short

