



PETER BALL & CO.
ESTATE AGENTS

CANTERBURY WALK, WARDEN HILL, CHELTENHAM GL51 3HF

£315,000

- Extended Bungalow
- Immaculately Presented
- Sympathetically Modernised
- Contemporary Living Space
- Two Double Bedrooms
- Refitted Kitchen & Shower Rm
- Attractive Summer House
- Garage & Landscaped Gardens

PROPERTY DESCRIPTION

A wonderful opportunity to purchase this beautifully extended, immaculately presented, two double bedroom, semi detached bungalow which has been sympathetically up-graded and modernised to provide contemporary living accommodation with a spacious dining/family/kitchen addition which overlooks the immaculate and private rear garden with a luxury summer house giving an extra music/reading room. An internal viewing is highly recommended. The property can be reached via a wrought iron gate which leads to a tarmacadam driveway providing off road parking for three/four vehicles and leads to the front door. The low maintenance, landscaped front garden is mainly paved with gravelled and slate chipped flower beds. The entrance hall has doors leading to the living room which has a feature gas fire with limestone surround and internal French doors which lead to the extended dining room. The dining room has windows and French doors overlooking the landscaped rear garden, feature Atrium



window and an opening into the kitchen. The newly refitted kitchen has a modern range of soft close wall and base units, four ring electric hob with extractor above and double oven, integrated fridge/freezer, dishwasher and washing/dryer machine, wall mounted boiler and window to the side aspect. Bedrooms one and two are both doubles. The newly refitted shower room has a two piece white suite with a shower cubicle and door to an airing cupboard. The c.79ft manicured rear garden has a paved area ideal for al-fresco dining and a path leads to an area laid to lawn with raised flower beds, shrubs and hedges. The impressive (9'7x7'8) summer house provides an additional room which is an ideal music/reading space. The (20'x8'10) garage has an up-and-over door, power and light and a pedestrian access door to the side. The property also benefits from double glazing and gas central heating.

SITUATION

Warden Hill is a quiet 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 and services and the busier retail centres of Bath Road and Cheltenham Town Centre are both within easy reach.

DIRECTIONS

Follow the Shurdington Road (A46) out of Cheltenham and turn right in to Woodlands Road and Warden Hill Estate. Take the third right turning in to Canterbury Walk where the property can be found on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council. Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		60
(92-100)	B		
(81-91)	C		
(69-80)	D	68	
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		60 Current	68 Potential

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Ground Floor

Approx. 69.4 sq. metres (747.3 sq. feet)



Total area: approx. 69.4 sq. metres (747.3 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.