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## 43 Winchester Way Warden Hill, Cheltenham GL51 3NB

- Impressive DETACHED in Warden Hill
- Nicely Situated Close to Local Amenities
- 18' Sitting / Dining with Garden Aspect
- Fitted Kitchen with Built-in Oven & Hob
- Two Bedrooms of 14' and 9'5 x 9'5
- Modern Bathroom Suite with Shower
- Well Presented / Some Updating Req.
- Impressive Gardens & Off Rd Parking

**£325,000**

***Nicely Situated DETACHED Bungalow with most Impressive c. 70' Mature West Facing Garden...***

***The Property is Well Presented with Modern Double Glazing & Bathroom yet Some Mainly Cosmetic Updating Required...***

***Offered to the Market with No Onward Chain & Realistic Asking Price of £325,000***

***Viewing is Strongly Recommended!***

### Entrance Area

Recessed covered porch with double glazed front door to...

### Entrance Hall

Ceiling hatch to insulated loft space, power points, door to airing cupboard, door to storage/ meter cupboard (housing gas & electric meters plus electrical consumer units). Panelled doors to bedrooms, bathroom and...

### Sitting / Dining Room

**18' 1" x 12' 0" (5.51m x 3.65m)**

Focal point natural stone fireplace with inset coal effect 'real flame' gas fire, power points, TV point, 'Virgin Media' connection, dual pendant light points, radiator, full width and height double glazed windows and door to rear/ garden aspect. Door to...

### Fitted Kitchen

**9' 0" x 7' 2" (2.74m x 2.18m)**

Range of light wood eye, base and drawer units. Granite effect work surfaces and fully tiled walls/ splash-back areas. Inset electric oven, ceramic hob and extractor hood. Single stainless-steel sink and drainer with mono tap. Plumbing and space for automatic washing machine and fridge/ freezer. Power points, pendant light point, vinyl flooring, side aspect double glazed door and window.

### Bedroom One

**14' 1" x 10' 0" (4.29m x 3.05m)**

Front aspect double glazed bay window, Wall mounted 'Baxi' branded gas heater, power points, pendant light point.

### Bedroom Two

**9' 5" x 9' 5" (2.87m x 2.87m)**

Front aspect double glazed window, Wall mounted 'Baxi' branded gas heater, power points, pendant light point.

### Bathroom Suite

**5' 9" x 5' 2" (1.75m x 1.57m)**

Side aspect double glazed window. Modern suite comprising corner shower cubicle with 'Mira' branded shower system and seating ledge, wash basin inset to vanity unit and low flush W.C. Full acrylic wall lining & splash-backs, chrome ladder style heated towel rail/ radiator, extractor fan, colour coded vinyl flooring and side aspect opaque double glazed window.

### Outside: Frontage and Parking

A neat gravel frontage with planted borders is bordered by a gated tarmac driveway. Timber storm gates provide further side access, eventually leading to small garage/ store. Also, pedestrian access to recessed porch.

### Landscaped Rear Garden

**Approx. 68' 0" x 21' 0" (20.71m x 6.40m)**

A real feature of the property; a due west facing walled garden; perfect for afternoon sun to sunset. Nearest the property is a paved flagstone terrace with direct access from reception room. The remainder comprises a neat rectangle with sections of level lawn, planted borders, some mature inset planting, dedicated vegetable plot plus further rear sited flagstone terrace/ seating area.

### Garage / Store

**12' 7" x 8' 7" (3.83m x 2.61m)**

Compact brick-built garage that is situated to rear of property with limited vehicular access / perhaps micro car or motorcycle etc... - Brick built construction although a little dilapidated.

### Tenure

Freehold

### Services

Mains Gas, Electricity, Water and Drainage appear connected.

### Council Tax

Band 'C'

### Viewing

By prior appointment via Sam Ray Property.

