

# HUNTERS®

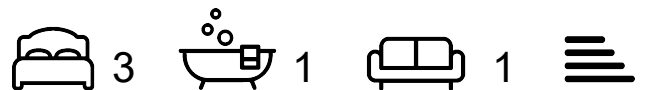
HERE TO GET *you* THERE



## Wells Close

Warden Hill Cheltenham, GL51 3BX

Asking Price £425,000



Council Tax: C



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Welcome to this outstanding, fully extended and fully refurbished three double bedroom bungalow set in the ever-popular Warden Hill Catchment area. This fine property comes complete with new kitchen, new bathroom, new electrics and new plumbing throughout.

This immaculate single-story bungalow must be one of the finest and most complete restoration homes we have seen in a long time. From the new front drive to the newly laid rear garden, everything has been replaced with replastered walls, with new electrics and central heating. The ceilings have been replastered too. The rear extension houses a brand new fully fitted kitchen creating the highly desirable kitchen/Diner / day-space, often requested by buyers.

Small attentions to detail include a small side extension to the old kitchen to create a third double bedroom, a huge undertaking for minimal benefit, but all designed purely for the comfort of the buyer, and the result is breathtaking.

The accommodation on offer includes:

## Ground Floor

The side located entrance gives access to the entrance hall. The two traditional bedrooms are both front facing. The bathroom has all new fittings throughout. A further door gives access to the living room with a door off to one side leading to the third bedroom. Across the back of the property is an exceptional 23' x 13' kitchen/dining room, fully fitted with all new fittings and appliances.

## Outside

The frontage provides ample parking for vehicles; the side access has been well landscaped with clean simple lines. The rear garden enjoys a good degree of privacy and, although the property has been extended, there is still a good sized newly laid patio and lawned garden.

## Summary

This is a virtually new bungalow. The owner has an enormous amount of pride in this project, and we are convinced the buyer will be just as proud to own this wonderful labour of love.

\*\* The dressed images used are AI created to show how the property could be furnished.

- Fully Refurbished Three Bedroom Bungalow
- Brand New 23' x 13' Kitchen
- New Central Heating Sysytem
- No Onward Chain
- Council Tax Band C\* | Energy Rating (EPC) tbc (requires updating)
- Extended to the Side and Rear
- Brand New Bathroom
- New Electrics Throughout
- \*\* Some AI Images Used to Show How the Property Could be Furnished.
- Tenure - Freehold

#### Kitchen / Dining Area

23'2" x 13'1" (7.08 x 4.01)

#### Living Room

12'0" x 16'11" (3.66 x 5.17)

#### Bathroom

7'4" x 7'5" (2.25 x 2.28)

#### Bedroom One

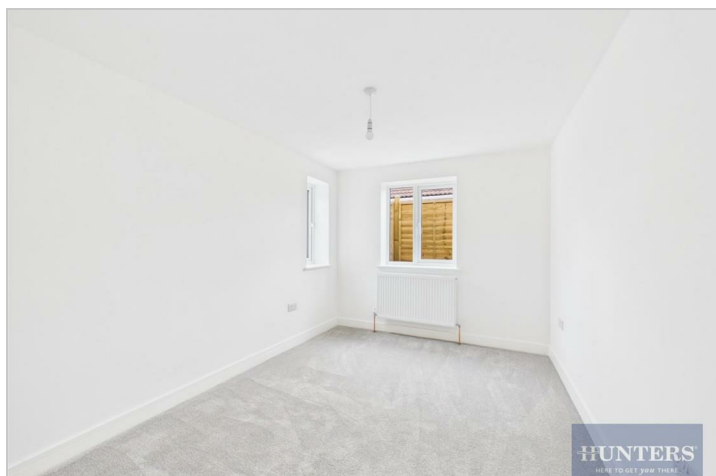
10'0" x 13'11" (3.05 x 4.25)

#### Bedroom Two

11'11" x 8'10" (3.65 x 2.71)

#### Bedroom Three

9'4" x 9'4" (2.87 x 2.87)



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.