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HERE TO GET *you* THERE



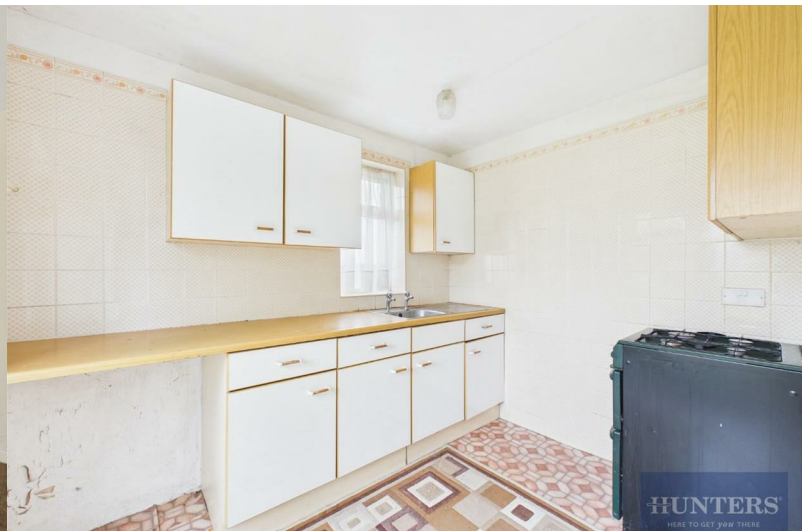
St. Albans Close

Cheltenham, GL51 3DP

Asking Price £220,000



Council Tax: C



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Welcome to this superb opportunity to create the bungalow of your dreams. This fabulous property sits within an enviable plot in popular Warden Hill and has been priced realistically to allow the buyer(s) to refurbish the whole property to their own design.

The traditional layout consists of two generous bedrooms, a lovely living room facing the rear garden, a bathroom and a kitchen. This property also comes with an extra wide plot, ideal for storing a caravan or extra parking as required.

St Albans Close is a small cul-de-sac of similar properties in the Warden Hill area of Cheltenham. The property is just a short 13-minute walk from Leckhampton High School, ideal for grandparents looking to help with childcare. The property is also within 10 minutes' walk to the local Salisbury Avenue shops.

Outside, the property sits behind its own fore-garden with driveway to side. The rear garden is a generous size for the property and enjoys a good degree of privacy.

This fine bungalow is offered to the sales market with no onward chain, an attractive feature allowing for a swift move with little to no complications.

This superb property offers excellent value for money as either a refurbishment project or as a good value home to improve over the next few years.

All viewings are strictly by appointment only

We highly recommend this property based on unbeatable value, it will require the installation of a heating system, re-wiring, new kitchen and a new bathroom but the resulting property will be a completely bespoke bungalow, exactly as you want it for the same price as buying a bungalow with second-hand fittings of someone else's choice.

More information about the property can be found at the following web page:

<https://reports.spectre.uk.com/s/IPyMY>

- Two Bedroom Semi-Detached Bungalow
- Excellent Value for Money
- NO ONWARD CHAIN
- Close to Local Shops and Morrisons Supermarket
- Council Tax Band C | Energy Rating (EPC) tbc
- Requires Renovating
- A Great Project for Creating the Perfect Bungalow
- Close to Leckhampton School
- Very Generous Plot
- Tenure - Freehold

Living Room

17'1" x 12'1" (5.21 x 3.69)

Kitchen

8'11" x 7'3" (2.72 x 2.22)

Bathroom

6'4" x 5'6" (1.95 x 1.68)

Bedroom One

12'9" x 10'0" (3.89 x 3.05)

Bedroom Two

9'6" x 9'4" (2.90 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.