

# HUNTERS®

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## Salisbury Avenue Cheltenham, GL51 3BU

Asking Price £330,000



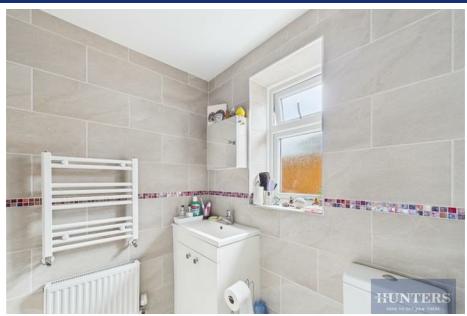
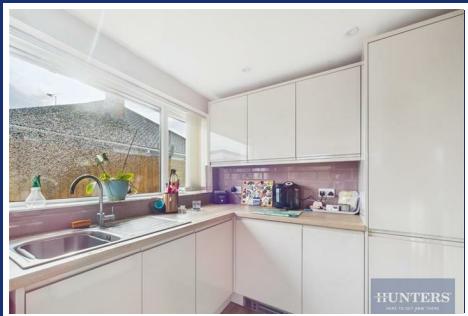
Council Tax: C



# Salisbury Avenue

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Hunters Estate Agents are delighted to offer this fabulous, extended two double bedroom semi-detached bungalow to the property market. This fine single-story property has off road parking and a very pleasant rear garden.

A key feature of this lovely home is its proximity (just a few yards) to the Warden Hill parade of shops, a local church and a Co-op supermarket.

The extended area includes the ever-popular full width kitchen extension to the rear, and the living room is also extended to the same position. A consistent criticism of bungalows is the lack of dining space, but this one has ample room for a dining area. The extended kitchen is fully utilised with a very comprehensive range of modern fitted kitchen units. For anyone who enjoys cooking and baking, this is the best bungalow we have seen for a while.

The accommodation includes:

The entrance is recessed and side located, giving access to the entrance hall. The front half of the property houses both bedrooms and a family bathroom. The rear is the 'living areas' with the living room, dining room and kitchen all facing the rear. The kitchen has a door to the rear garden as does the dining area with a large pair of sliding patio doors. The rear garden is a delight, mainly laid to lawn with close panel fencing. The properties behind are bungalows ensuring a good degree of privacy.

**SUMMARY:** This property does seem to have it all. It has a extended kitchen, an extended living/dining room, modern kitchen and bathroom, lovely garden and walking distance to a range of local shops. Bungalows do not come much better than this! We love this property and highly recommend it.

All viewings are by appointment only

- **Extended Two Double Bedroom Semi-Detached Bungalow**
- **Extended Living/Dining Room**
- **Off Road Parking for 2/3 Vehicles**
- **Very Close to Local Shops and Amenities**
- **Council Tax Band C | Energy Rating (EPC) E (More Loft Insulation will rectify)**
- **Extended and fully fitted Kitchen**
- **Modern Bathroom**
- **Generous and Private Rear Garden**
- **Unbeatable Value for Money**
- **Tenure - Freehold**

### Living Room

11'11" x 25'2" (3.64 x 7.68)

### Kitchen

7'4" x 16'1" (2.24 x 4.92)

### Bathroom

7'1" x 5'8" (2.18 x 1.75)

### Bedroom One

10'0" x 14'2" (3.07 x 4.33)

### Bedroom Two

9'3" x 9'5" (2.84 x 2.88)



## 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.

## Material Information Link



## 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.