

# PerryBishop

PROPERTY MADE PERSONAL

**Salisbury Avenue,** Warden Hill, Cheltenham, Gloucestershire GL51 3BZ



Spacious family home • Three bedrooms • Close to good local schools and amenities • Garage and off road parking • Good sized garden • Two separate reception rooms • EPC D





## Salisbury Avenue,

Warden Hill, Cheltenham, Gloucestershire GL51 3BZ

### Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

### About the property

A spacious and well presented three bedroom semi-detached family house located in this popular residential area, and close to good local schools and local amenities.

The well-proportioned accommodation, in brief, comprises an entrance hall with a bay-fronted sitting room lying to the front, behind is a separate dining room with sliding doors to the garden. A fitted kitchen leads through to a double glazed conservatory with access into the garden.

The first floor provides three bedrooms and a family bathroom. There is a well maintained rear garden with patio area and lawn. Ample driveway parking to the front of the property leads to the attached garage with a personal door.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including

National Hunt, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

From Perry Bishop's office, proceed up the Bath Road (A46) until you reach a mini roundabout and take the second exit on to Shurdington Road; continue on, passing through a set of traffic lights, and take the third right turn into Woodlands Road. Continue straight and Woodlands Road becomes Salisbury Avenue, where the property can be found on the left hand side.

### Services & Tenure

The tenure is Freehold. All mains services are understood to be connected.

### Local Authority

Cheltenham Borough Council

Council Tax Band: C







**Our reference**  
FAR/GW/KF/30012024

**We'd love to hear from you**  
140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG  
T: 01242 246980  
E: cheltenham@perrybishop.co.uk



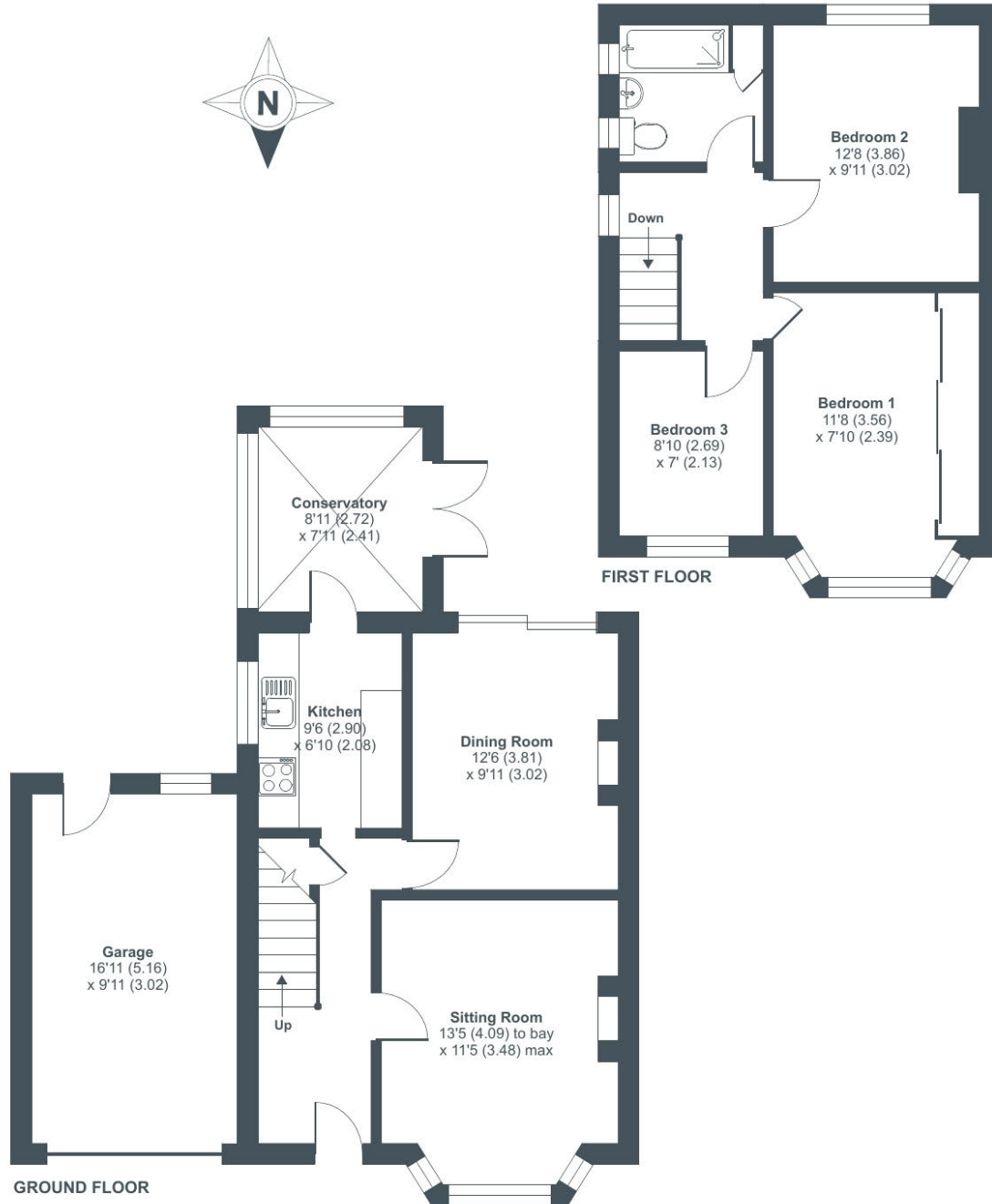
# Salisbury Avenue, Warden Hill, Cheltenham, GL51

Approximate Area = 976 sq ft / 90.7 sq m

Garage = 170 sq ft / 15.7 sq m

Total = 1146 sq ft / 106.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Perry Bishop. REF: 1076561



140 Bath Road, Cheltenham, Gloucestershire, GL53 7NG

T: 01242 246980

E: cheltenham@perrybishop.co.uk

[perrybishop.co.uk](https://perrybishop.co.uk)

**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.  
**Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

