

Norwich Drive, Warden Hill, Cheltenham, Gloucestershire, GL51 3HE



Detached bungalow • Conservatory • 1 Bathroom • Driveway parking • Close to excellent amenities • EPC D

Norwich Drive,

Warden Hill, Cheltenham, Gloucestershire, GL51 3HE

Key Features



2
Bedrooms



1
Bathrooms



2
Receptions

About the property

A detached bungalow situated in a popular road in Warden Hill close to local excellent amenities and within easy access to the M5 southbound. This property offers scope for improvement and currently offers an entrance hall, sitting/dining room, a fitted kitchen, double glazed conservatory, two double bedrooms and a family bathroom. Benefits to this property include front off road parking with detached outbuilding and a rear garden.

Close to local amenities and within easy reach of Cheltenham town centre which boasts a wide range of cafes, bars, restaurants and shops. Excellent public transport makes its easy to get around and for those of you who need to commute a little further, you can access the M5 with ease.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, 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 Cheltenham town centre proceed along Bath Road passing our offices. At the traffic island turn right onto Shurdington Road. Continue for some distance towards Warden Hill and turn right along Woodlands Road. Shortly before the shopping area turn right into Oxford Way before a final left turn into Norwich Drive. The property is then a little way along on the right hand side.

What3Words: ///owner.dragon.launch

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

CHE/NB/MS/03042025

We'd love to hear from you

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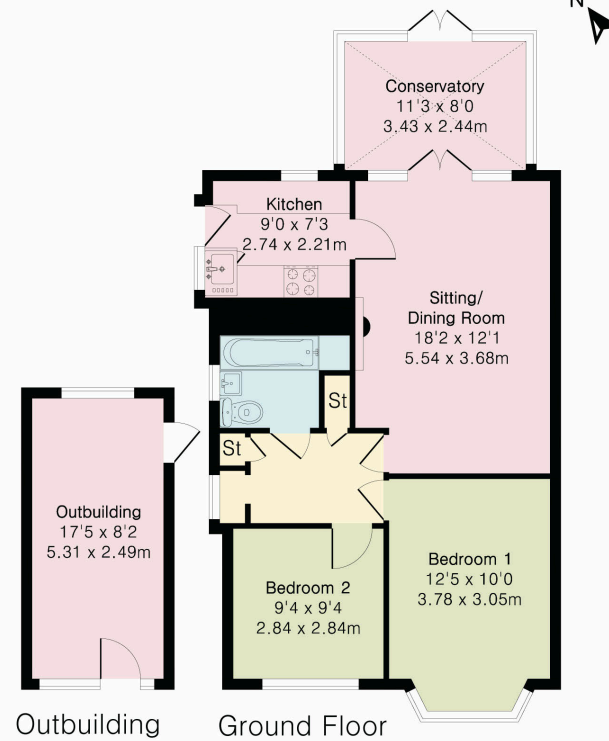




Approximate Gross Internal Area 859 sq ft - 80 sq m

Ground Floor Area 717 sq ft – 67 sq m

Outbuilding Area 142 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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PROPERTY MADE PERSONAL

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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

