



**Kingscote Close, Cheltenham GL51 6JU**  
**£294,000**

**NP** naylor powell

# Kingscote Close, Cheltenham GL51 6JU

- No onward chain
- Semi detached bungalow
- In need of some updating
- Low maintenance rear garden
- Garage
- Off road parking for several vehicles
- EPC rating C70

**£294,000**

## Entrance Hall

Storage cupboard, radiator, and access to loft space.

## Lounge/Dining room

Stone fireplace and hearth with gas fire in situ, radiator, sliding patio doors to the rear garden, and part glazed door to kitchen.

## Conservatory

uPVC double glazed conservatory with floor to ceiling windows, French doors to rear garden and laminate flooring.

## Kitchen

Fitted with a range of work surfaces with cupboards and drawers under, wall cupboards, wine rack and shelving. High level electric oven, gas hob, space for washing machine, radiator, window to the side aspect and door to conservatory.

## Bedroom One

A good size double with window overlooking the front aspect, radiator.

## Bedroom Two

A further double room with window overlooking the front aspect, radiator.

## Shower Room

Glazed walk-in shower cubicle, vanity wash hand basin with cupboard under, low-level flush WC, obscure glazed window to the front aspect.

## Outside

The front garden is laid to gravel with mature shrubs and dwarf brick walling to the front boundary. Long driveway providing off-road parking for several vehicles and leading past the bungalow to the detached garage (5/7 x 2.8) with double doors, power and light, and pedestrian door to side. The rear garden is low maintenance with hard landscaping including paving and gravel. Raised fish pond, flower borders, and greenhouse.

## Location

Located in the popular area of Hatherley with its excellent transport links and bus services, the property is ideally located for access to Lakeside School and Bournside School, and Sixth Form Centre. Close to an Asda Supermarket, B&Q, and a parade of local shops, the property is ideally located for family life.

## Tenure, Services & Local Authority

Freehold

All mains service are believed to be connected  
Local authority Cheltenham borough council, tax band C - ££1,748.44



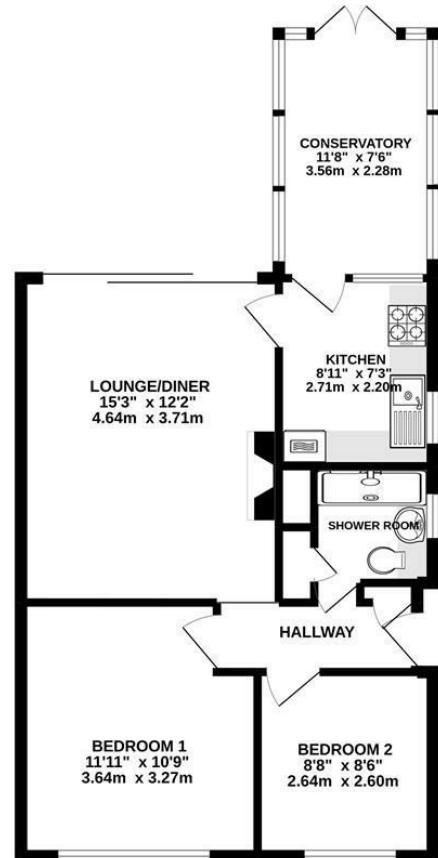
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GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for identification purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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