Langdale Road, Cheltenham GL51 3LY

Price Guide £350,000

naylor powell

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• Beautifully presented • Large kitchen/dining room • Attractive low maintainance rear garden • Viewing advised • Garage and off road parking • Energy rating D67

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Accommodation

Entrance hall with doors leading to all rooms, a large airing cupboard and access to the loft. The loft has a pull down access ladder and lighting. It is fully insulated. Sitting room with bay window overlooking the front aspect, fitted with plantation shutters, Gasco Riva2 inset gas fire, fitted July 2021. Kitchen/dining room comprising of a recently fitted shaker-style kitchen with a vast selection of drawers and cabinets, with worktops over. Wall cupboards, electric hob and eye-level oven, plumbing and space for a washing machine and dishwasher, space for fridge/freezer, spot lights and pendant lighting, pantry cupboard, dining area, side door to driveway and French doors opening onto the rear garden. Bedroom one overlooks the rear garden and benefits from plantation shutters, fitted wardrobes and dressing table. Bedroom two has fitted wardrobes, plantation shutters to the window and overlooks the front of the property. The fully tiled shower room has a walk in shower with glazed screen, concealed cistern WC and vanity wash hand basin with cabinet under, ladder towel rail (dual fuel) and obscure glazed window to the side aspect. The property has quality flooring throughout, gas central heating (new Worcester Bosch gas boiler June 2021) and uPVC double glazing.

Outside

The front of the property is block paved and provides excellent off road parking, shrub border and double timber gates to side access. To the side is a single garage (4.01 x 2.56) with electric up and over door, power and light, a garden store and access from the kitchen. The low maintenance good size rear garden is laid to paved patios and gravelled areas, providing numerous seating areas, with an abundance of mature shrubs and flower borders. Timber garden shed and timber summerhouse.
Useful garden room to the rear of the garage with timber clad walls, ceramic floor tiles, power and light. Recently fitted (2021) double glazed upvc stable door and window. Ideal for use as a home office or hobby room. Timber fencing to boundaries.

Location

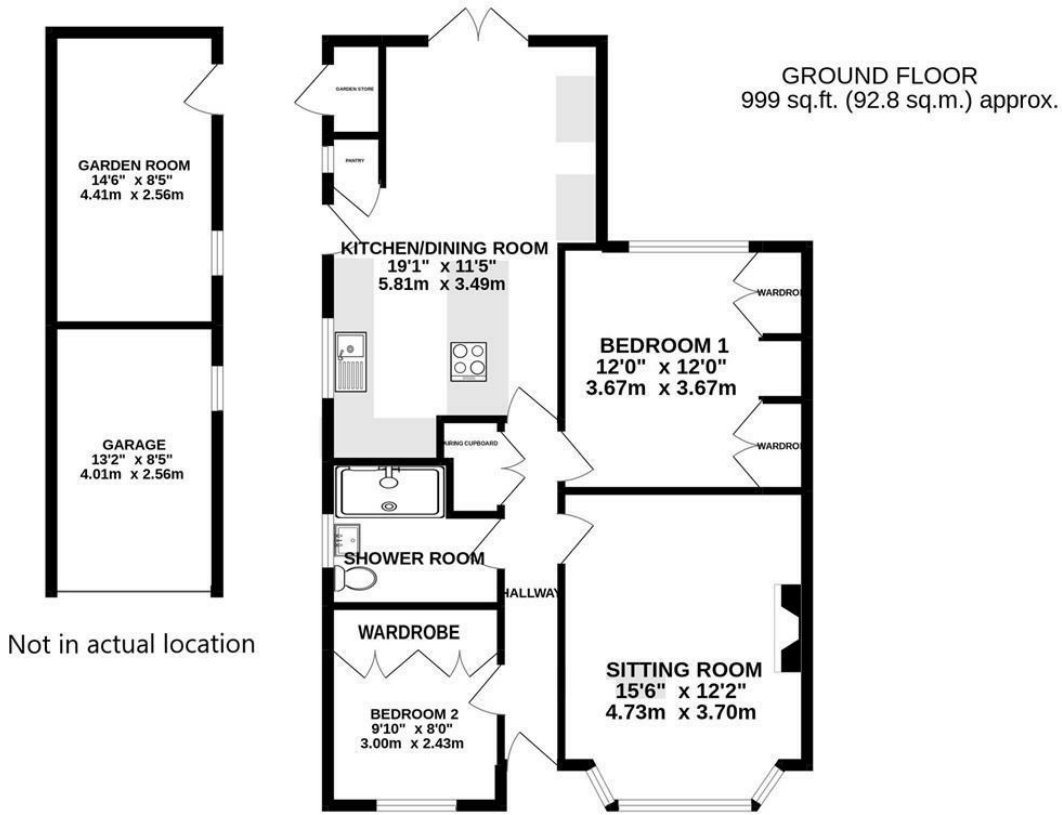
The property is conveniently located for local shops and Post Office, Asda supermarket and access to the M5 Junction 11 is approximately 2 miles away. There are local primary and secondary schools and regular bus services to Cheltenham Town Centre, approximately 2 miles distant.

Services

Freehold
All mains services are believed to be connected
Local authority Cheltenham borough council, tax band D - £1,967.00 (2022/23)

Directions

Leave Cheltenham on the Lansdown Road (A40). At the traffic lights turn left into Hatherley Road, At the mini roundabout turn left into Warden Hill Road, opposite Bournside School turn right into Loweswater Road, then left into Langdale Road. The bungalow can be found on the left hand side and identified by our For Sale board.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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. This plan is for illustrative 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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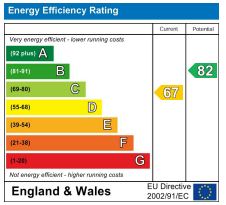
Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.



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