

MYFANWY, 5 BATTLEDOWN CLOSE
CHELTENHAM, GLOUCESTERSHIRE, GL52 6RD



MYFANWY, 5 BATTLEDOWN CLOSE

Rarely available in this sought after location and within walking distance of the town centre is this generously proportioned detached bungalow, standing in a mature corner plot garden and with the added benefit of a garage and off road parking for 2/3 vehicles. Offered with no onward chain.

This generously proportioned detached bungalow stands in a peaceful residential cul-de-sac of just five detached dwellings located at the foot of the historic Battledown Estate. Occupying a pretty, mature and established corner plot, the property provides a prospective purchaser the potential to not only sympathetically alter internally, but also extend if required (consent for a conservatory and garage conversion has already been granted). The property has been the subject of an extension in c.1989 to create a third bedroom, which is a good sized double. The accommodation is accessed through a double glazed stable door located to the side of the residence which leads directly into the wide hallway, giving access into the dual aspect kitchen which affords lovely views of the garden. The sitting room has a functioning open fireplace, a bathroom which is fitted with a modern white suite and three generous bedrooms, the smaller of which is being utilised as a study/garden room and has direct access to the garden through double glazed double doors. The interior is appealingly light in every room which gives the dwelling a very welcoming feel and benefits from gas central heating, double glazing and attractive exposed timber flooring throughout. Externally, there is off road parking for two vehicles, a single garage where the boiler is situated and gardens which are particularly pretty with an abundance of established shrubs and flowers. No onward chain.





SITUATION

Located in a peaceful residential enclave at the foot of the historic Battledown Estate, less than 1 mile from the centre of Regency Cheltenham. Nearby there are a number of the town's most respected schools with Berkhamstead, St. Edward's Junior & Holy Apostles Primary all within a short walk. The property is surprisingly close to open countryside and beautiful parkland as well as being suitably placed for accessing the town's main transport links. Day to day amenities can be found on nearby Hewlett, Hales and London Roads, with the town centre being within an enjoyable walk.

CHELTEMHAM

A regency town spa town and borough located on the edge of the Cotswolds. The town hosts several festivals of culture, often featuring nationally and internationally famous contributors and attendees, including Literature, Jazz, Science, Music, Cricket and the highlight of the racing calendar, the Gold Cup, held every March at Prestbury Park Racecourse. Cheltenham is renowned for its fine architecture and is said to be 'the most complete regency town in England' where many of the town's impressive buildings are Listed, including the historic Grade I listed Pump Rooms in Pittville.



GENERAL INFORMATION

Services:

Mains water, electricity, gas and drainage are connected to the property.

Local Authority:

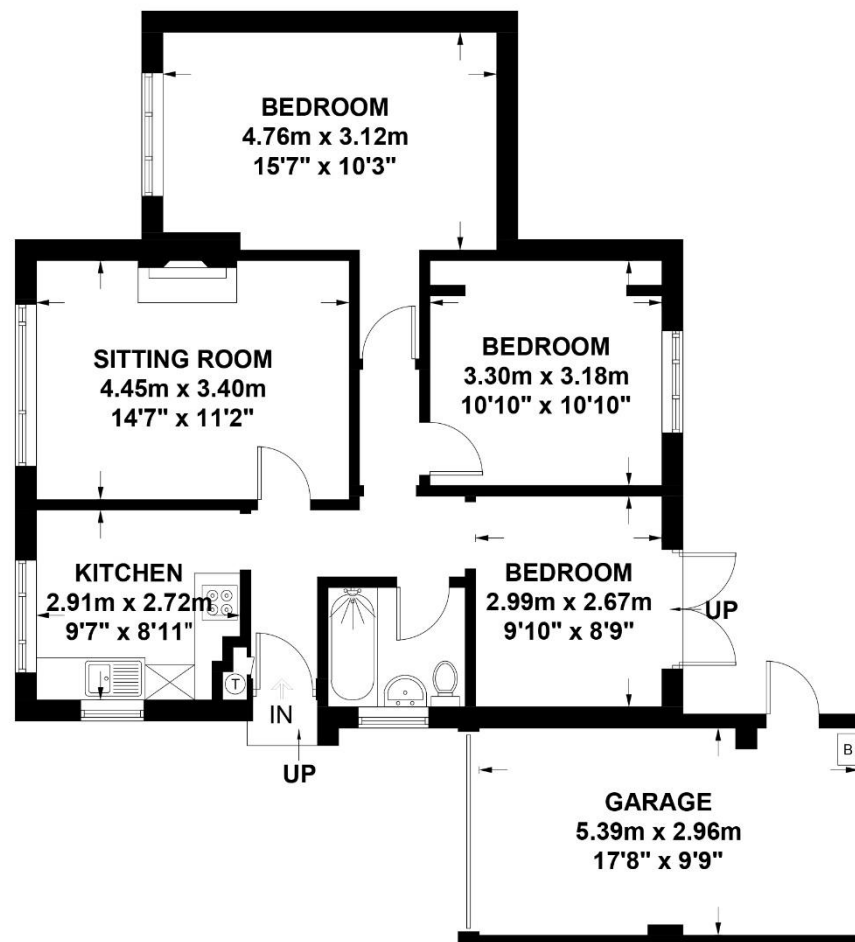
Cheltenham Borough Council: 01242 262626.

Council Tax Band: (D) - £1,753.27 (2019/2020).

VIEWINGS

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

Approximate Gross Internal Area = 71.6 sq m / 771 sq ft
 Garage = 15.9 sq m / 171 sq ft
 Total = 87.5 sq m / 941 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated.
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
 Cheltenham Home Inspection © 2019

103 Promenade, Cheltenham, Gloucestershire GL50 1NW

T: 01242 222722 | E: sales@charleslear.com | W: www.charleslear.com