



PETER BALL & CO.
ESTATE AGENTS

HILLSIDE CLOSE, WOODMANCOTE, CHELTENHAM GL52 9QN

£595,000

- Detached Bungalow
- In Need of Modernisation
- Secluded Location
- Four Double Bedrooms
- 2/3 Reception Rooms
- Double Garage & Parking
- Mature Well Stocked Garden
- No Onward Chain

PROPERTY DESCRIPTION

Situated down a private drive off a sought after close in the ever popular village of Woodmancote is this rarely available and spacious four double bedroom detached bungalow with an attached double garage, stunning views towards Cleeve Hill, in need of modernisation and offered with NO ONWARD CHAIN. The accommodation comprises in brief an entrance hall, 20'11 x 19'4 L-shaped living room with double doors opening to the dining room and a door leading to a versatile family room/bedroom 3, a fitted kitchen which includes a range of matching wall and base level unit, tiled work surface over, four ring hob and one and a half bowl sink/drainers inset, mid level oven and microwave and a door opening to the utility room with doors to a WC and the rear access. From the entrance hall is also the family bathroom, shower room and three further double



bedroom with the master further benefitting fitted wardrobes and an en suite bathroom. The beautiful gardens encompass the property and include mature planted borders, a patio seating area, a surrounding lawn and side access. To the front is a very private driveway leading to the property with ample off road parking, integral double garage and further well stocked and mature gardens. This property is a must see to appreciate its full charm.

SITUATION

Woodmancote is an attractive village set just to the north of the beautiful spa town of Cheltenham. The village is set at the foot of Cleeve Hill and has a mixture of architecture from period stone cottages to sympathetic newly constructed developments. The village has several shops and a popular pub and is further serviced by neighbouring Bishops Cleeve with its fine range of shops, supermarket, library and schools. There are excellent walks in the surrounding countryside and for the more energetic the views from the top of Cleeve Hill are spectacular. The Nearest Primary School is Woodmancote School and the nearest Secondary School is Cleeve School.

DIRECTIONS

Leave Bishops Cleeve on Station Road towards Woodmancote and at the end turn left into Stockwell Lane. Take the first right into Hillside Gardens then the first right into Hillside Close.

ADDITIONAL INFORMATION

Tewkesbury Borough Council Band G



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	B		
(81-91)	C		
(69-80)	D		
(55-68)	E		
(39-54)	F		
(21-38)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		85 (Current)	76 (Potential)

Viewing by appointment with your local office of

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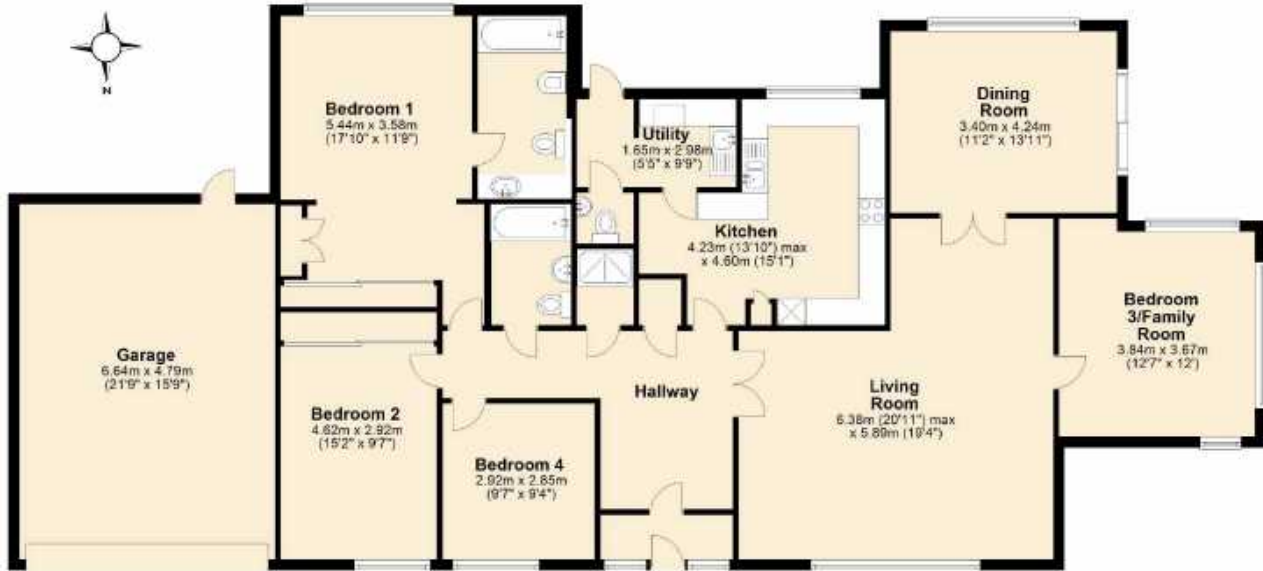
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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7 Hillside Close

Approx. 188.3 sq. metres (2026.9 sq. feet)



Total area: approx. 188.3 sq. metres (2026.9 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.