

31 Homecroft Drive

Uckington, GL51 9SN

Perry Bishop
and Chambers

the agent who keeps you informed



Deceptively spacious detached bungalow | Three/four bedrooms | Large mature garden
Beautifully presented accommodation | 19ft master bedroom with en suite | EPC C

Guide Price £400,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

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This is an impressive and versatile three/four bedroom detached bungalow located in a large mature plot situated on the outskirts of Cheltenham, within easy access to the M5 motorway.

The beautifully and well-proportioned accommodation is predominantly arranged on the ground floor and in brief comprises an entrance hall with stairs to first floor, a sitting room to the front aspect with a double glazed bay window and fireplace, a kitchen/breakfast room with space for a table and chairs and fitted with a range of units, this leads through to a conservatory with a door to the garage and to the garden, a study, a bedroom/dining room, a family bathroom with electric shower over the bath and a further bedroom with bay window to the front. On the first floor there is an impressive master bedroom with en-suite shower room, dormer window overlooking the large private mature garden.

Additional benefits of this delightful property include double glazing, gas fired central heating, a large private rear garden with a variety of mature shrubs and trees and lawn, and a driveway providing ample off road parking.

Amenities

Uckington is a small area to the west of Cheltenham, with almost a village feel. The Gloucester Old spot pub restaurant is within a 5 minute drive and a little further at Coombe Hill there is The Swan Inn. Dog walkers have various public footpaths on hand, with the area bordering open fields.

Within 5 minutes to the east, there is extensive shopping, including a major supermarket and the town centre is a short distance further. M5 access northbound is less than a mile away and to the south can be accessed within 15 minutes.





Directions

From Cheltenham town centre proceed along Tewkesbury Road, passing the retail parks and Sainsburys. Shortly before the new fire station take the left filter road into Homecroft Drive, and the property will be found a short distance along on the right hand side.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

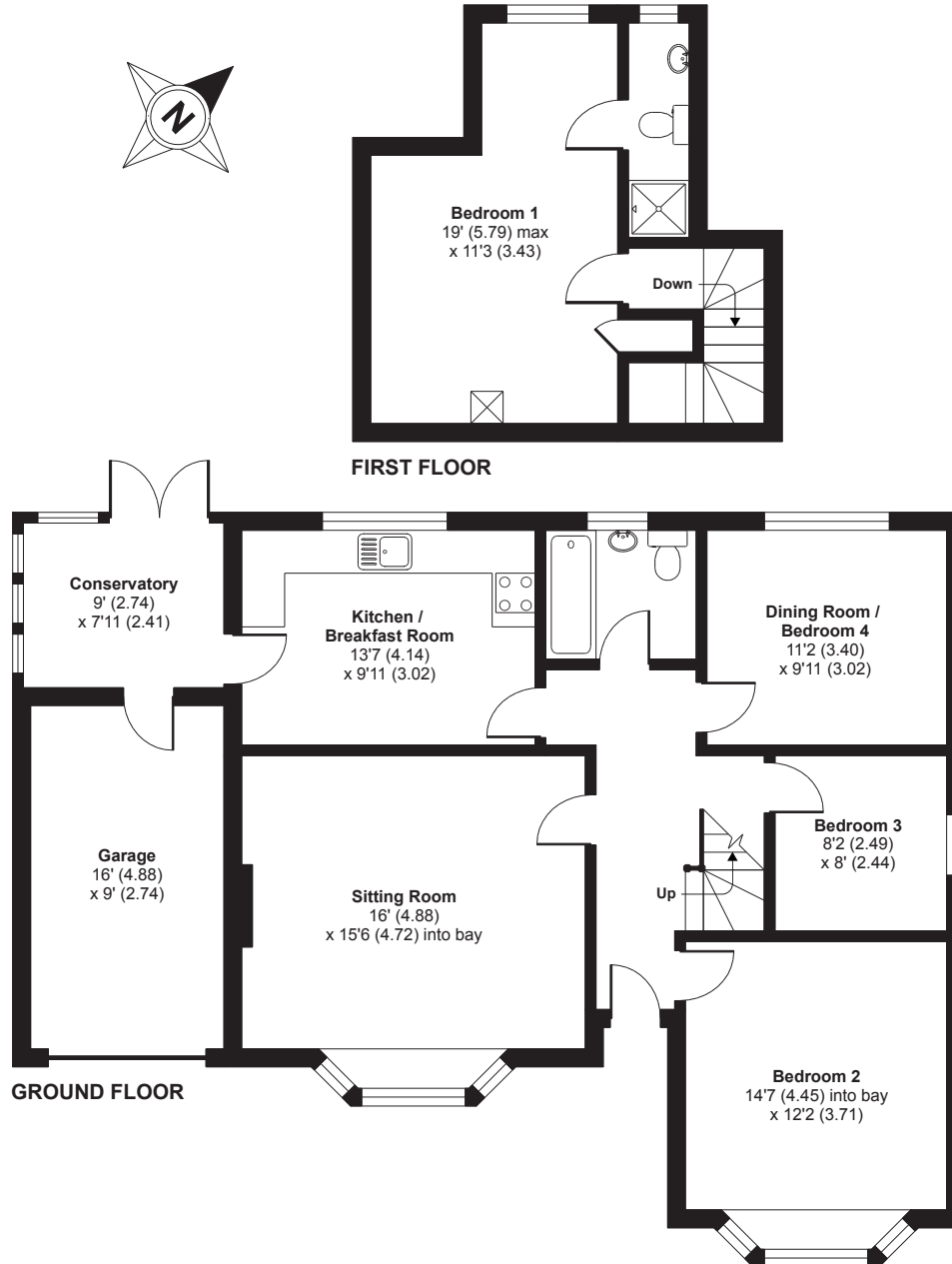
Tewkesbury Borough Council

Ref: 71026090/25213/RM



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APPROX. GROSS INTERNAL FLOOR AREA 1420 SQ FT 131.9 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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