



2 Bedroom Detached Bungalow

£340,000 Freehold

40 Norwich Drive
CHELTENHAM, GL51 3HE

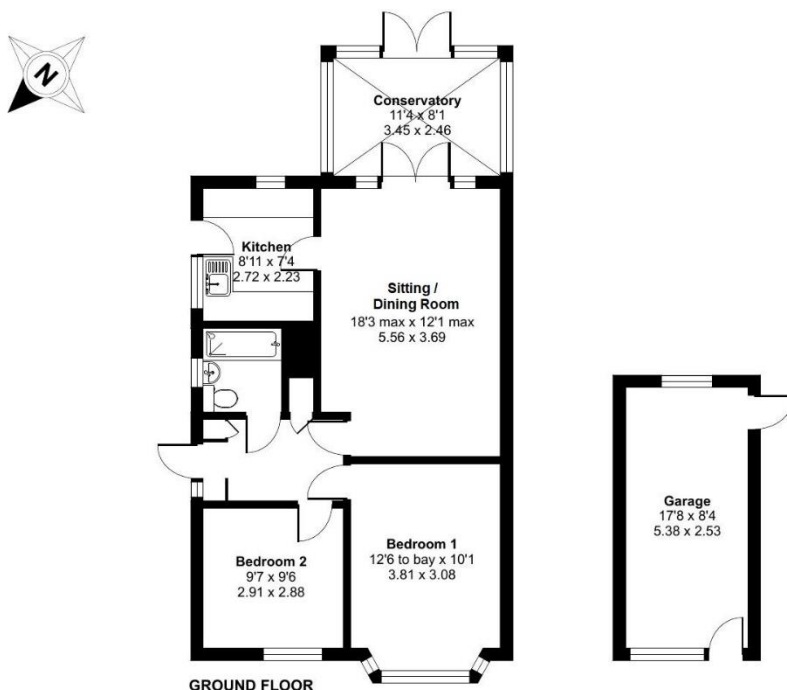
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A well-positioned detached bungalow offering excellent potential, off-road parking, an outbuilding and rear garden in a popular residential area close to local amenities and transport connections

- detached two-bedroom bungalow • popular location • two double bedrooms
- spacious sitting/dining room • well-appointed kitchen • double glazed conservatory
- family bathroom • front driveway providing off-road parking • outbuilding
- rear garden with scope for improvement • gas central heating • double glazing
- council tax band C

Approximate Area = 739 sq ft / 68.7 sq m
 Garage = 147 sq ft / 13.7 sq m
 Total = 886 sq ft / 82.4 sq m
 For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for C J Hole. REF: 1528222



Description

Situated in a popular residential road within Warden Hill, this detached bungalow offers well-proportioned accommodation together with excellent potential for improvement and modernisation. The property comprises an entrance hall, sitting/dining room, fitted kitchen, double glazed conservatory, two double bedrooms and a family bathroom. Externally, there is driveway parking to the front, along with a useful, detached outbuilding, while the rear garden provides a pleasant outdoor space with scope for further enhancement. Further benefits include gas central heating and double glazing.

Situation

This home is in an ideal location on Norwich Drive, close to a primary school, Bournside School, and local shops. A regular bus service connects you to Cheltenham town centre, which is just 1.5 miles away. Cheltenham is a superb place for shopping with an abundance of main high street shops, specialist boutiques, cafés and restaurants. Education is very well catered for including The Cheltenham Ladies' College, Cheltenham College, Pates Grammar School, St. Edward's and Dean Close. There are excellent sporting facilities in and around Cheltenham including indoor and outdoor swimming facilities, numerous golf courses and tennis, squash, hockey and croquet clubs. Host to annual cultural festivals including music, literature and jazz, the town is equally famous for horse racing and the annual Gold Cup. Communications are excellent with easy access to the M5 and there are regular train services to London Paddington in just over 2 hours

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