



35 Church Road

St. Marks, Cheltenham GL51 7AL

Well Located Extended Detached House with Great Access to Town, Cheltenham Station and Major Road links...

Featuring: Four Genuine Double Bedrooms, Three Generous Receptions Also Impressive 15' Kitchen/ Breakfast & Four Piece Family Bathroom...

An Authentic 1500 sq. ft. of Accommodation, Parking and Feature c. 90' x 30' West Facing Rear Garden...

Viewing is Highly Recommended!

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35 Church Road, St Marks, Cheltenham

Room Inventories...

Entrance Area

Covered canopy porch to part glazed front door with side window and fan lights to...

Entrance Hall

19' 7" x 7' 8" (5.96m x 2.34m)

Parquet flooring, stairway rising to the first floor with door to lighted under-stairs storage. Power points, radiator, dual ceiling light points. Panelled doors to reception rooms, part glazed door to kitchen and door to....

Cloakroom/ Utility Rm

7' 7" x 6' 10" (2.31m x 2.08m) Max

Dual side aspect double glazed windows, low flush W.C, wash basin inset to vanity unit, radiator, pendant light point, ceramic tile floor. Full height cupboards house plumbing and space for washing machine wall mounted 'Worcester' gas boiler.

Sitting Room

13' 6" x 13' 0" (4.11m x 3.96m)

Front aspect double glazed bay window, side aspect double glazed window, ceiling coving, pendant light point, focal point decorative fireplace, radiator, power points.

Separate Dining Room

12' 1" x 11' 5" (3.68m x 3.48m)

Original parquet flooring, ceiling coving, recessed ceiling spotlights, power points, radiator, side aspect double glazed window and double glazed finch doors to the rear/ garden aspect. .

Third Reception/ Bedroom Five

13' 8" x 7' 5" (4.16m x 2.26m)

Front aspect double glazed window, power points, radiator, recessed ceiling spotlights, door to built-in wardrobe/ storage.



Kitchen and Breakfast Room

15' 6" x 11' 6" (4.72m x 3.50m)

A comprehensive range of cream eye, base and drawer units with display lighting and 'soft close' mechanism. Solid oak work surfaces and breakfast bar with colour coded tile splash-back areas. 1.5 bole stainless steel sink and drainer, space and connection for range style cooker with fitted extractor hood over. Integrated appliances to include dishwasher, full height freezer and full height fridge/freezer. Recessed ceiling spotlights, power points, ceramic tile flooring, double glazed door and window to the rear/ garden aspect.



First Floor Landing

9' 9" x 6' 10" (2.97m x 2.08m)

Power points, ceiling hatch to insulated and boarded loft space. Panelled doors to each bedroom and family bathroom.



Bedroom One

12' 0" x 11' 1" (3.65m x 3.38m)

Front aspect double glazed bay window, radiator, power points, pendant light point. Run of built-in wardrobes.

Bedroom Two

12' 1" x 11' 5" (3.68m x 3.48m)

Rear aspect double glazed window, radiator, power points, pendant light point. Door to built-in wardrobe/storage.



Bedroom Three

15' 10" x 8' 4" (4.82m x 2.54m)

Dual front aspect double glazed windows, dual radiators, power points, dual pendant light points.

Bedroom Four

15' 4" x 7' 9" (4.67m x 2.36m)

Rear aspect double glazed window, double glazed ceiling skylight window, power points, radiator, pendant light point.



Family Bathroom

12' 8" x 6' 9" (3.86m x 2.06m)

A stylish four piece suite comprising panelled oval bath with corner water fall tap, glazed double shower cubicle with cloudburst shower head. Low flush W.C and basin inset to vanity storage unit. Rear aspect opaque double-glazed window, radiator, pendant light point, wood effect vinyl floor, high level storage cupboard.

Outside: Frontage

A neat gravel drive with part bordered by timber fencing plus provides vehicular off-road parking spaces plus pedestrian gated side access point.

West Facing Rear Garden

90' 0" x 31' 0" (27.41m x 9.44m)

Impressive mature landscaped garden enjoying a perfect westerly orientation for afternoon sunshine and sunset. Briefly comprising full width paved flagstone terrace with timber retained planting beds. Leading on a central section of level lawn with a variety of specimen trees, shrubs and garden shed. Archway to rear section with vegetable planting beds, further garden shed and green house.

Tenure

Freehold.

Council Tax

Band 'E' for 2023/24.

Services

Mains gas, electricity, water and drainage are connected.

EPC

Band 'C'

Viewing

By prior appointment via Sam Ray Property.

