

SAM RAY PROPERTY.CO.UK

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



47, Eldon Road Cheltenham GL52 6TX

- Extended 30's Semi Detached House • Three Double Bedrooms (14', 14' 11')
- Requires Updating yet Clear Potential • Arch Porch, Hall & 15' Kitchen/ Utility
- Nicely Situated on Tree Lined Avenue • 14' Sitting, 11', Dining & 11' Sun Rm
- Ideal c. 61' x 25' South Facing Garden • Property Sold with No Onward Chain

£550,000

***Sought-After Eldon Road for Doubly Extended
1930's Bay Fronted Semi Detached House with
Ideal South Facing Garden...***

***Now in Need of Updating yet Perfectly 'Liveable'
with Clear Potential to Add Value, As have Others
from a Similar Basis in this Most Popular Tree
Lined Avenue...***



NO ONWARD CHAIN

ENTRANCE AREA

Recessed Arch Porch with lighting. Double glazed front door flanked by matching windows.

ENTRANCE HALL

13' 0" x 6' 5" (3.96m x 1.95m)

Stairway rising to the first floor. Access to under stairs storage (also housing electrical consumer unit) Power point, radiator, ceiling coving, picture rail, pendant light points. Doors to Reception Areas and Kitchen.

SITTING ROOM

14' 5" x 11' 11" (4.39m x 3.63m)

Front aspect double glazed bay window, focal display fireplace, picture rails, pendant light points, power points, TV point, base level alcove storage, single panel radiator, exposed and polished floorboards. Open Arch to...

DINING ROOM

11' 6" x 11' 2" (3.50m x 3.40m)

Exposed and polished floorboards, picture rails, ceiling coving, pendant light point, power points, double panel radiator. Open Arch to breakfast / garden room.

KITCHEN / UTILITY

15' 10" x 7' 1" (4.82m x 2.16m)

A more dated range of eye, base and drawer units with laminate work surfaces and tile splash-back areas. Composite sink and drainer with mono tap, gas cooker space and connection plus extractor hood. Plumbing & space for white goods, space for full height fridge/ freezer, power points, strip lighting, pendant light point, side aspect double glazed window plus rear/ garden aspect double glazed window and Open Arch to...

BREAKFAST / SUN ROOM

11' 1" x 6' 8" (3.38m x 2.03m)

Courtesy of extension with quarry tile flooring, picture rails, pendant light point, power points, mahogany effect leaded light double glazed french doors and windows to the south facing garden aspect.

FIRST FLOOR LANDING

8' 0" x 6' 11" (2.44m x 2.11m)

Side aspect double glazed window, ceiling hatch to loft space. Original pine doors to bedrooms and bathroom suite.

BEDROOM ONE

14' 5" x 11' 7" (4.39m x 3.53m)

Front aspect double glazed bay window, range of built-in wardrobes/ storage, picture rail, rack of spotlights, pendant light point, radiator, telecom point, power points.

BEDROOM TWO

11' 7" x 10' 7" (3.53m x 3.22m)

Rear aspect opaque double-glazed window, picture rail, rack of spotlights, pendant light point, radiator, power points.

BEDROOM THREE

14' 8" x 8' 0" (4.47m x 2.44m)

Rear Aspect double glazed window, picture rails, dual pendant light point, power points, radiator.

BATHROOM SUITE

7' 10" x 6' 10" (2.39m x 2.08m)

Front aspect opaque double-glazed window. Panelled bath, wall mounted 'Mira' shower system and glass shower screen, pedestal wash basin, low flush WC, fully tiled walls & splash-back areas, radiator. Double doors to built-in storage also housing modern 'Worcester' branded gas boiler.

OUTSIDE: FRONT ASPECT

28' 0" x 21' 0" (8.53m x 6.40m)

A neat tarmac drive provides comfortable parking for three vehicles and is bordered by low level timber panel fencing. Pedestrian access to the arch porch plus timber close board fence and gate provides side and rear access point.

REAR ASPECT

Approx. 61' 0" x 25' 0" (18.58m x 7.61m)

A mature garden with perfect due south orientation. Nearest the property, adjacent to french doors s flagstone sun terrace. The main section of level lawn is enclosed by timber panel fencing and mature hedge. Bordered by retained planting bed and path to further raised sun terrace.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

VIEWING

By prior appointment via Sam Ray Property.

