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# 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**

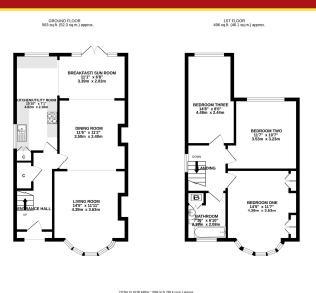
Mains Gas, Electricity, Water and Drainage are connected.

# **VIEWING**

By prior appointment via Sam Ray Property.







Whilst every altered has been made to ensure the accuracy of the Bopping contained here, measurem of doors, reduction, create and any other leaves are agreements and no responsibility is beinn for any occasion. The resolutions of the plant is for this solution propriets only and feed after seed as solvillity is prospective purchasers. The services, systems and applicance shown have not been trained and no quantities. On the desirability of definingly call the given have not been trained and no quantities.