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37 Justicia Way Up Hatherley, Cheltenham GL51 3YH

- Impressive Stone Built Cottage
- Fully Modernised in Recent Years
- 8' Hall, Recently Re-fitted Kitchen
- 16' Sitting Rm with French Doors
- Two Good Bedrooms (12' & 10')
- Re-fitted Bathroom w. Shower
- Recent... Upvc DG & GCH Boiler
- 35' Garden w. Access to Parking (2)

Region of £265,000

Attractive Stone Built Terrace – Modernised in Recent Years - is Nicely Situated within Attractive Courtyard Section of this Most Popular Location...

Featuring: 8' Entrance Hall, 8' Re-Fitted Kitchen, 16' Reception with French Doors...

First Floor: Two Bedrooms (12' & 10') and Re-fitted Bathroom with Shower...

Also: Recent Windows, External Doors & Worcester Boiler – Plus... Sunny Landscaped Garden with Rear Access to Two Parking Spaces.

ENTRANCE AREA

Gravel and paved frontage, wall mounted lantern style courtesy light, part glazed front door, with leaded colour insets, to...

ENTRANCE HALL

7' 10" x 3' 8" (2.39m x 1.12m)

Dark oak effect flooring, radiator, pendant light point, power point, panelled door to reception room and open arch to...

FITTED KITCHEN

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

Recently re-fitted with a range of eye, base and drawer units with 'soft close', oak effect work surfaces and splash-back, inset 1.5 bowl sink and drainer with mono tap, space & connection for electric cooker with mosaic tile splash-back and extractor hood over. Plumbing and space for automatic washing machine, space for full height fridge/freezer, cupboard concealed 'Worcester' gas boiler, dark oak effect flooring, power points, rack of ceiling spotlights and front aspect double glazed window.

SITTING & DINING ROOM

16' 8" x 11' 9" (5.08m x 3.58m)

Open plan stairway rising to the first floor, ample space for family size seating and dining, double glazed french doors to the rear/ garden aspect, two radiators, power points, TV & media points, pendant light point.

FIRST FLOOR LANDING

Ceiling hatch to part boarded loft space (boarded, ladder and lighting), power point, pendant light point, panelled doors to bedrooms and bathroom.

BEDROOM ONE

11' 10" x 11' 9" (3.60m x 3.58m) Max

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

BEDROOM TWO

10' 6" x 6' 9" (3.20m x 2.06m)

Front aspect double glazed window, radiator, power points, pendant light point, media connection. Door to built-in storage/airing cupboard with factory lagged tank and shelving.

BATHROOM SUITE

7' 10" x 4' 10" (2.39m x 1.47m)

Modern re-fitted bathroom with panelled bath, wall mounted 'Triton' power shower, wash basin inset to vanity unit, low flush WC. Front aspect opaque double glazed window, radiator, wall mounted extractor fan and oak effect vinyl flooring.

OUTSIDE: REAR GARDEN

35' 0" x 12' 0" (10.66m x 3.65m)

A neat low maintenance garden that is fully enclosed by timber panel fencing and enjoys a fair degree of westerly afternoon and evening sunshine. Nearest the property is a full width sun terrace that leads onto main section of stone chip with planted border. A paved path leads to rear paved section and base for timber garden shed and gated rear access point leading to...

OFF ROAD PARKING

Two Allocated Spaces situated to the rear of the property.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'B'

VIEWING

By prior appointment via Sam Ray Property

