

# SAM RAY PROPERTY.CO.UK

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: [info@samrayproperty.com](mailto:info@samrayproperty.com)



## 1 Belmore Place St. Lukes, Cheltenham GL53 7JU

- Three Storey Period Mews House
- Large Receptions & Mod. Kitchen
- Just 250m from Imperial Gardens
- Four Genuine Double Bedrooms
- Unique c. 1100 sq. ft Family Home
- Two Modern Bathroom Suites
- Also Great 'Short Let' Investment
- 2 x Permit Parking & Town Garden

**£425,000**

*Period 4 Bedroom Mews with a Genuine 1100 sq. ft of Accommodation Set over Three Floors in a Quiet Backwater only 250m from the Town Hall & Imperial Gardens!...*

*Well Presented with Modern Kitchens, Bathroom & Ensuite – Zonal Permit Parking & Compact Town Garden...*

*Works Perfectly as Unique Town Centre Residence or Equally as an Investment – Currently Utilised with Great Success for 'Short Lets' (i.e. Airbnb) ...*

*'One-Off' Opportunity in Great Location!*



## ENTRANCE AREA

Arch top porch with traditional style composite front door to...

## SITTING ROOM

14' 5" x 11' 0" (4.39m x 3.35m)

Front aspect georgian style double glazed window, focal point display fireplace, grey oak effect flooring, power points, recessed ceiling spotlights, chrome power points and switches, double doors to built-in storage (also housing gas 'combi' boiler and electrical consumer unit) Open plan staircase rising to the first floor, understairs storage cupboard. Glazed door to kitchen and double sliding oak doors to...

## DINING/ GARDEN ROOM

18' 9" x 7' 10" (5.71m x 2.39m)

Grey oak flooring, recessed ceiling spotlights, chrome power points and switches, dual radiators, space for i.e. dining table. Rear aspect opaque double-glazed window to rear aspect. Opaque glazed french doors to town garden.

## FITTED KITCHEN

10' 4" x 10' 0" (3.15m x 3.05m)

Range white base, drawer and glass fronted eye level units, granite effect work surfaces with tile splash-back areas. Stainless steel sink and drainer with mono tap. Inset oven, ceramic hob and extractor hood, plumbing and space for washing machine and slimline dishwasher, chrome power points and switches, recessed ceiling spotlights, wood effect flooring, front and rear aspect georgian style double glazed windows. Space for i.e. breakfast/ dining table. Glazed door to town garden.

## FIRST FLOOR LANDING

Front aspect georgian style double glazed window. Chrome power points and switches. Staircase rising to the second floor. Oak doors to bedroom's two & three and door to first floor bathroom.

## BEDROOM TWO

12' 9" x 7' 7" (3.88m x 2.31m)

Front aspect georgian style double glazed window, recessed ceiling spotlights, chrome power points and switches, radiator.

## BEDROOM THREE

10' 6" x 7' 7" (3.20m x 2.31m)

Rear aspect georgian style double glazed window, recessed ceiling spotlights, chrome power points and switches, radiator.

## FIRST FLOOR BATHROOM

7' 6" x 7' 4" (2.28m x 2.23m)

Modern contemporary style suite with 'L' shape bath with wall mounted shower system and glass shower screen, pedestal wash basin with mixer tap and low flush WC, mirror fronted vanity cabinet, colour co-ordinated floor and wall tiling with mosaic detailing. Side aspect georgian style double glazed window.

## SECOND FLOOR LANDING

Mini landing with doors to master bedroom and bedroom four.

## BEDROOM ONE

12' 10" x 11' 2" (3.91m x 3.40m)

Side aspect double georgian style double glazed window, high level rear aspect double glazed window. Semi vaulted ceiling with recessed spotlights, chrome power points and switches, radiator, ceiling hatch to loft space. Door to...

## MASTER ENSUITE

7' 10" x 6' 6" (2.39m x 1.98m)

Contemporary style suite comprising panelled 'L' shape bath with wall mounted shower system and contoured glass screen. Pedestal wash basin with mixer tap, low flush WC, colour co-ordinated floor and wall tiling with mosaic detailing. Side aspect georgian style double glazed window.

## BEDROOM FOUR

9' 5" x 7' 9" (2.87m x 2.36m)

Double glazed skylight window, recessed spotlights, chrome power points and switches, radiator.

## OUTSIDE: TOWN GARDEN

10' 7" x 7' 8" (3.22m x 2.34m)

Compact walled and gravelled town garden.

## TENURE

Freehold.

## SERVICES

Mains Electricity, Gas, Water and Drainage appear connected.

## COUNCIL TAX & EPC

Council Tax Band 'C' / EPC Band 'D' (expires 2029)

## VIEWING

By prior appointment via Sam Ray Property

