



6 Balladine Crescent Stoke Orchard, Cheltenham GL52 2AA

- Sizeable Modern Semi Detached
- Two Genuine Double Bedrooms
- Porch, 15' Hall & DS Cloakroom
- Bathroom Suite w. Shower System
- 15' x 14' Sitting & Dining Room
- Sizeable Frontage & Driveway
- 11' Contemporary Styled Kitchen
- Mature c. 35' x 20' Rear Garden

£182,000

Sizeable Semi-Detached within Prestigious development just north of Cheltenham – Super Opportunity on 65% SHARED OWNERSHIP Basis (Staircasing Available) ...

With: Canopy Porch, 15' Entrance Hall, Downstairs Cloakroom, 15' x 14' Sitting & Dining and 11' Fitted Kitchen...

Airy 10' Landing, 2 Genuine Double Bedrooms (15' & 14') plus Bathroom w. Shower...

Sizeable Frontage (with side access), Off Road Parking & Mature 35' x 20' Rear Garden.



Entrance Area

Matching tiled canopy porch with wall mounted lantern style light and part glazed front door to...

Entrance Hall

15' 8" x 6' 9" (4.77m x 2.06m)

Stairway rising to the first floor, radiator, power points, wall mounted electrical 'consumer unit' pendant light point, panelled doors to kitchen, sitting room and...

Downstairs Cloakroom

5' 8" x 3' 4" (1.73m x 1.02m)

Low level W.C, pedestal wash basin with tile splash-back, chrome ladder style heated towel rail, extractor fan, side aspect opaque double glazed window.

Modern Fitted Kitchen

11' 0" x 7' 10" (3.35m x 2.39m)

White high gloss kitchen with range of eye, base and drawer units with 'soft close'. Matching tile splash-back areas, solid oak work surfaces, porcelain sink and drainer with 'pull out' mono tap, inset stainless steel oven, gas hob and extractor fan over. Plumbing and space for dishwasher, cupboard concealed gas 'combi' boiler, front aspect double glazed window, radiator, wood effect flooring, rack of ceiling spotlights.

Sitting and Dining Room

15' 0" x 14' 0" (4.57m x 4.26m) Max.

Rear/ garden aspect double glazed french doors flanked by matching full height windows, power points, double panel radiator, triple pendant light points. Ample space for sitting and dining room furniture.

First Floor Landing

6' 10" x 6' 4" (2.08m x 1.93m)

Side aspect double glazed window, ceiling hatch to insulated and part boarded loft space. Power point. Panelled doors to first floor rooms.

Bedroom One

15' 0" x 10' 0" (4.57m x 3.05m) Max.

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

Bedroom Two

15' 0" x 8' 5" (4.57m x 2.56m)

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

Bathroom Suite

7' 10" x 6' 5" (2.39m x 1.95m)

Panelled bath, wall mounted shower system and glass shower screen. Pedestal wash basin, low flush WC, chrome ladder style heated towel rail, fully tiled splash-back areas with colour coded dado detail, pendant light point, ceiling extractor fan, slate tile effect flooring.

Outside: Frontage

Drop kerb to tarmac drive/ off road parking plus block paved path to canopy porch and gated side access plus section of level lawn with some inset planting.

Rear Aspect

35' 0" x 20' 0" (10.66m x 6.09m)

Mature garden with sunny westerly orientation plus fully enclosed by sturdy timber close board fencing. Nearest the property is full width flagstone sun terrace leading on to a rectangle of level lawn with border planting and timber retained planting beds. Also gated side access point and rear sited base for timber garden shed.

Shared Ownership Information

We are selling a 65% share (£182,000) of the properties full value (£280,000/ Chartered Surveyors Current Valuation) – the remainder retained by 'Rooftop Housing Group' – A rent of £215.00 per month paid to Rooftop accounts for their share. Also 'Staircasing' up to 100% is available.

Services

Mains Gas, Electricity, Water and Drainage are connected.

Council Tax

Band 'C' £1800.92 for 2023/24.

Viewing

By prior appointment via Sam Ray Property.

