

# SAM RAY PROPERTY.CO.UK

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## 25 King Street Cheltenham GL50 4AU

- Roomy Three Storey Townhouse
- 1<sup>st</sup> Floor Double Bedroom and...
- 13' x 11' Reception with Fireplace
- Modern Re-fitted Bathroom Suite
- Modern 9' x 8' Fitted Kitchen to...
- 2<sup>nd</sup> Floor 13' x 10' Double Bedroom
- Neat, Walled 11' x 9' Town Garden
- Modern DG, Gas C. Heating etc...

*Roomy Two Bedroom / Three Storey Townhouse in a Handy Central Location close to the 'Brewery Quarter' Shopping & Leisure Complex...*

*13' Reception, Modern 9' Kitchen... Town Garden – Upper Floors... Double Bedroom & Mod. Bathroom 2<sup>nd</sup> Floor 13' Main Bedroom...*

*Well Presented, Modern D.G & Gas C.H – No Chain...*

**£187,500 & No Chain!**

## ENTRANCE AREA

Panelled front door to...

## SITTING & DINING ROOM

**13' 4" x 11' 0" (4.06m x 3.35m)**

Front aspect double glazed window, focal point fireplace with inset coal effect gas fire, base level alcove storage (with gas box and electrical consumer unit), power points, TV point, telecom point, wall light, pendant light point, grey oak laminate flooring. Open plan staircase to upper floors and part glazed door to...

## KITCHEN/ BREAKFAST ROOM

**9' 6" x 7' 11" (2.89m x 2.41m)**

Range of eye, base and drawer units, wood effect work surfaces, stainless steel sink and drainer, colour tile splash-back areas, space & connection for electric cooker, plumbing and space for washing machine, space for full height fridge/ freezer, oak effect flooring, breakfast bar, cluster of ceiling spotlights, power points. Upvc double glazed window and door to courtyard garden.

## FIRST FLOOR LANDING

Doors to bathroom and bedroom two plus staircase to 2<sup>nd</sup> floor bedroom.

## BEDROOM TWO

**11' 1" x 10' 9" (3.38m x 3.27m)**

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

## BATHROOM SUITE

**9' 5" x 7' 11" (2.87m x 2.41m)**

Modern white bathroom with panelled bath, 'Mira' mixer shower attachment, pedestal wash basin, low level W.C, tile splash-back areas, ceiling coving, wood effect flooring, double panel radiator, rear aspect opaque double glazed window. Door to airing cupboard with slatted shelving and wall mounted 'Ideal' branded gas combination boiler.

## 2<sup>ND</sup> FLOOR BEDROOM ONE

**13' 4" x 9' 9" (4.06m x 2.97m)**

Front aspect double glazed window, opening to built-in wardrobe/ storage, fitted shelving, wood effect flooring, double panel radiator, power points, ceiling hatch to loft space.

## OUTSIDE: COURTYARD

**7' 1" x 11' 2" (2.16m x 3.40m)**

A neat stone chip town garden with whitewash walls and relatively open outlook.

## TENURE

Freehold

## SERVICES

Mains gas, electricity, water and drainage are connected.

## COUNCIL TAX

Band 'B' £1594 for 2023/24.

## VIEWING

By prior appointment via Sam Ray Property



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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