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71 Imjin Road Cheltenham GL52 5JU



- Sizeable Family Home in Popular Location
- Three Bedrooms of 13', 13' & 9' x 8'
- Equidistant of Town and Prestbury Village
- Tiled Bathroom and Separate W.C
- 20' x 12' Kitchen / Dining + Separate Utility
- Frontage / Potential Off Rd Parking
- 12' Sitting Room + Focal Point Fireplace
- Perfect Due South Facing Garden

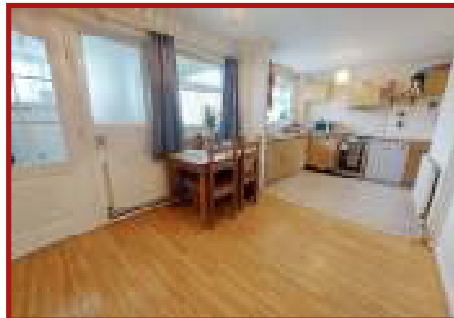
Region of £255,000

Popular Priors Estate Family Home with good access to Recent Sainsbury's Superstore...

The Property Offers c. 970 sq. ft. of Generous Accommodation with Three Bedrooms & Two Good Reception Areas...

Also Perfect South Facing Garden & Potential Off Road Parking...

Some Cosmetics Required yet Well Presented - £255,000



Viewing is Strongly Recommended!

ENTRANCE AREA

Covered porch with upvc front door to...

ENTRANCE PORCH

5' 10" x 5' 5" (1.78m x 1.65m)

Front aspect double glazed window, sliding doors to full width storage (also housing electric consumer unit) Part glazed door to...

KITCHEN & DINING ROOM

19' 0" x 12' 0" (5.79m x 3.65m)

Dining Area

Space for family size dining table, wood effect flooring, radiator, power points, front aspect double glazed window, glazed doors to sitting room, ceiling coving, pendant light point, open plan stairway rising to the first floor. All open to...

Kitchen Area

Wood effect kitchen with range of eye and base level units, walnut effect work surfaces, single stainless steel sink and drainer, mosaic tile splash-back areas, space and connection for gas cooker, plumbing and space for dishwasher, power points, pendant light point, ceramic tile floor, radiator, front aspect double glazed window, door to built-in under stairs storage. Door to...

UTILITY ROOM

12' 0" x 4' 10" (3.65m x 1.47m)

Base level plumbing and space for white goods, wood effect flooring, power points, rear aspect double glazed door to garden.

SITTING ROOM

13' 8" x 12' 0" (4.16m x 3.65m)

Focal point period style fireplace with timber surround, inset coal effect fire plus marble back and hearth. Rear aspect double glazed picture window, oak effect flooring, ceiling coving, power points, TV point, radiator, pendant light point.

1ST FLOOR LANDING

9' 5" x 5' 10" (2.87m x 1.78m)

Airy landing with loft access hatch, power point and doors to first floor rooms.

BEDROOM ONE

12' 9" x 11' 1" (3.88m x 3.38m)

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

BEDROOM TWO

12' 10" x 8' 8" (3.91m x 2.64m)

Front aspect double glazed window, power points, radiator, pendant light point, double doors to built-in wardrobes and door to eye level storage.

BEDROOM THREE

8' 9" x 7' 11" (2.66m x 2.41m)

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

BATHROOM

5' 6" x 4' 10" (1.68m x 1.47m)

Panelled bath with corner taps, wall mounted shower system, pedestal wash basin with mono tap, wood effect flooring, radiator, rear aspect double glazed window.

SEPARATE W.C

5' 5" x 2' 8" (1.65m x 0.81m)

Wood effect flooring, low flush W.C, front aspect double glazed window.

OUTSIDE: Frontage

Mainly level lawn with some inset and border planting plus paved path to entrance area and covered side passage to the rear/ garden aspect.

Note: There is a local 'drop kerb' precedent with opportunity to create a private driveway/ Off road Parking.

REAR GARDEN

30' 0" x 18' 0" (9.14m x 5.48m)

A manageable south facing rear garden with main flagstone area, some border planting, handy gated & covered side access point plus the garden can be accessed from the sitting room or utility room.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'B'

