

# SAM RAY PROPERTY.CO.UK

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## 288 Gloucester Road St. Marks, Cheltenham GL51 7AG

- Opportunity to Modernise 1930's Semi
- Arch Porch leads to 14' Entrance Hall
- Two Sizeable Receptions (12' and 11')
- Approx. 7' x 7' Original Basic Kitchen
- Three Beds (2 Double, Small Single)
- Mod. Bathroom w. Shower Cubicle
- Enclosed Frontage and Driveway
- 75' Recently Cleared Rear Garden

**£265,000**

***Great Potential to Restore this Mainly Original Classic 1930's Semi Detached House that is Nicely Set back from the Popular Lansdown/ Station end of Gloucester Road - Perfect for Town, Station & Road Links...***

***The Property Requires Full Modernisation (Except Bathroom) yet a Fine Home in a Great Location Beckons.***



### Entrance Area

Recessed arch porch with tile floor, lighting and part glazed (leaded light & stain glass) door and matching window to...

### Entrance Hall

14' 6" x 5' 2" (4.42m x 1.57m)

Picture rails, pendant light point, power points, wall mounted gas convection heater. Stairway rising to the first floor. Two built-in understairs storage cupboards. Panelled doors to reception rooms and kitchen.

### Sitting Room

12' 7" x 12' 6" (3.83m x 3.81m)

Focal point tile fireplace and hearth. Three quarter width front aspect casement windows. Ceiling coving, pendant light point, power points, wood effect flooring.

### Dining Room

11' 1" x 10' 3" (3.38m x 3.12m)

Focal point tile fireplace and hearth, picture rails, pendant light point, rear/ garden aspect glazed door flanked by matching casement windows.

### Kitchen

7' 5" x 7' 5" (2.26m x 2.26m)

Original dilapidated kitchen with eye and base level storage, laminate work surfaces, single stainless-steel sink and drainer, tile splash-back areas, space for cooker, pendant light point, power points. Opaque glazed door and window to the rear aspect.

### First Floor Landing

7' 5" x 7' 5" (2.26m x 2.26m)

Side aspect opaque casement window, power points, picture rails, ceiling hatch to loft. Original panelled doors to first floor rooms.

### Bedroom One

12' 7" x 11' 7" (3.83m x 3.53m)

Front aspect bay window, original tiled fireplace, picture rails, power points, pendant light point.

### Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

Rear aspect casement windows, picture rails, power points, pendant light point.

### Bedroom Three

7' 5" x 7' 5" (2.26m x 2.26m)

Rear aspect casement window, picture rail, power points, pendant light point. Door to airing cupboard with lagged tank and shelving.

### Bathroom

6' 10" x 6' 1" (2.08m x 1.85m)

Modern tiled shower room with oversize glazed cubicle, low flush WC and pedestal wash basin. Wall mounted extractor fan and front aspect opaque double-glazed window.

### Outside: Frontage

Approx. 30' 0" x 23' 0" (9.14m x 7.01m)

A tarmac drive provides off road parking and continues (narrowly) along the side of the property (the side access drive is likely shared) The drive is flanked by dwarf wall and hedgerow retained formal lawn garden.

### Rear Aspect

75' 0" x 22' 0" (22.84m x 6.70m)

Recently cleared of decades long overgrowth – now a 'blank canvass' for the future. Also sizeable timber garden shed and gated side access point.

### Tenure

A freehold property.

### Services

Mains Gas, Electricity, Water and Drainage – Appear Connected (seek clarification prior to purchase)

### Council Tax

Band 'C'

### Viewing

By prior appointment via Sam Ray Property

