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12 Laxton Walk Cheltenham GL51 7QF

- Sizeable Semi-Detached House
- Requires Updating / Good Potential
- Sitting Rm & 9' Dated Conservatory
- More Recent 19' Kitchen/Dining Rm
- Three Bedrooms (12', 11' & 8')
- Original Bathroom & Sep. WC
- Generous Overall Plot Size
- Older/ Functional DG & Gas CH

Region of £220,000

Sizeable Semi Detached that Requires Updating yet Generous Plot & Great Potential plus Quiet Situation Close to GCHQ & Railway Station...

Featuring 13' Sitting Room, More Recent 19' Kitchen/ Diner, Three Bedrooms (11', 12' & 8') – Original Bathroom & Separate WC plus Side Passage/Store that could be enhanced...

Viewing is Recommended

ENTRANCE AREA

Paved path to double glazed front door to...

ENTRANCE PORCH AND HALL

14' 0" x 6' 0" (4.26m x 1.83m)

Porch opens to entrance hall with stairway rising to the first floor, door to understairs storage. Single panel radiator. Part glazed door to kitchen/ Dining and door to...

SITTING ROOM

12' 9" x 12' 6" (3.88m x 3.81m)

Front aspect double glazed picture window, TV point, power points, pendant light point. Door to...

KITCHEN AND DINING ROOM

19' 3" x 9' 4" (5.86m x 2.84m)

Kitchen Area

Modern range of eye, base and drawer units, marble effect work surfaces, composite sink and drainer the extendable swan neck tap. Inset eye level electric oven. Four ring gas hob. Space for full height fridge freezer, power points, pendant light point. Wall mounted conventional gas boiler. Rear aspect double glazed window. Door to side passage & store room. Ceramic tile floor & all open to...

Dining Area

Matching ceramic tile floor, space for dining table, pendant light point, power points, radiator. Door to sitting room and double doors to...

CONSERVATORY

8' 11" x 8' 7" (2.72m x 2.61m)

A more dated conservatory with sloping polycarbonate roof, large side aspect double glazed picture window, power points, radiator and lighting. Sliding double glazed doors and windows to the rear / garden aspect.

FIRST FLOOR LANDING

8' 3" x 6' 2" (2.51m x 1.88m)

Side aspect double glazed window, ceiling hatch to loft space. Door to airing cupboard (with lagged tank and slatted shelving) Doors to all first floor rooms.

BEDROOM ONE

12' 6" x 10' 8" (3.81m x 3.25m)

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

BEDROOM TWO

11' 1" x 9' 4" (3.38m x 2.84m)

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

BEDROOM THREE

8' 4" x 7' 11" (2.54m x 2.41m)

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

BATHROOM

5' 9" x 4' 11" (1.75m x 1.50m)

Original suite with panelled bath with tile splash-back areas, wash basin inset to vanity unit, wall mounted shower system, shower curtain rail and opaque double-glazed window to the rear aspect.

SEPARATE WC

5' 9" x 3' 4" (1.75m x 1.02m)

Side aspect double glazed window. Low flush W.C, single panel radiator.

OUTSIDE: FRONT ASPECT

20' 0" x 50' 0" (6.09m x 15.23m) Max Width

Enclosed frontage mainly lawn with hedge borders – extending across for extra side section making for a secluded seating area; again, mainly lawn and adjacent to the side passage, storage outbuilding and beyond.

Pedestrian access, via gate and path, to main front door plus second door to side passage through to rear garden.

REAR GARDEN

65' 0" x 31' 0" (19.80m x 9.44m) Max

A mature, little overgrown, garden in two main sections; nearest the property are sections of paved patio, a rectangle of level lawn plus some border planting.

The rear section, screened by conifers, has the remnants of an expansive vegetable garden including aluminium greenhouse. The garden areas are fully enclosed by timber panel fencing.

TENURE

A Freehold Property.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'C'

VIEWING

By prior appointment via Sam Ray Property.

