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31 Roman Road Cheltenham GL51 8AB

- Fine Station Vicinity Period Home • Two Generous Double Bedrooms
- Lots of Character & Well Presented • Modern DG and Gas C. Heating
- 13' Sitting Room & Sep. 12' Dining • Frontage and Landscaped Garden
- Modern Kitchen and FF Bathroom • Viewing is Highly Recommended!

£325,000

Fine Example of a Roman Road Period Terrace – ours is Very Well Presented with Good Money Spent in the Last Few Years...

A Wider than Average Example (i.e. with c. 17' Width Master Bedroom) plus Two 13' Receptions...

Also, Modern Kitchen, Bathroom and Recently Landscaped Mediterranean Styled 50' Rear Garden.



ENTRANCE AREA

Recessed arch porch with tile floor and traditional style composite front door with fan light over.

ENTRANCE HALL & INNER HALL

Recessed ceiling spotlights, power points, double panel radiator, stairway rising to the first floor, door to understairs storage/ pantry cupboard. Doors to reception rooms and fitted kitchen.

SITTING ROOM

11' 2" x 13' 7" (3.40m x 4.14m)

Front aspect double glazed sash style window with full height fitted plantation style shutters, edwardian style enamel radiator, alcove storage cupboard (also housing gas and electric meters / fuse board) focal point former fireplace display alcove, power points, pendant light point.

SEPARATE DINING ROOM

12' 3" x 10' 10" (3.73m x 3.30m)

Rear/ garden aspect double glazed 'tilt & turn' style picture window, former fireplace display alcove, pendant light point, power points, enamel vertical radiator.

FITTED KITCHEN

8' 8" x 6' 10" (2.64m x 2.08m)

Modern range of eye, base and drawer units with 'soft close'. Granite effect work surfaces and tile splash-back areas plus 1.5 bowl sink and drainer with mono tap. Inset electric oven, oversize 5 ring gas hob with matching extractor hood over. Plumbing and space for washing machine and slimline dishwasher. Grey oak effect flooring, recessed ceiling spotlights, power points plus double-glazed door and window to the side / garden aspect.

FIRST FLOOR LANDING

12' 2" x 5' 5" (3.71m x 1.65m)

Ceiling hatch to loft space. Doors to bedrooms and bathroom suite.

BEDROOM ONE

11' 2" x 16' 0" (3.40m x 4.87m)

Dual front aspect sash style double glazed windows, dual fitted wardrobes/ storage, enamel edwardian style radiator, power points, original period fireplace, power points, pendant light point.

BEDROOM TWO

12' 3" x 10' 10" (3.73m x 3.30m)

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

FIRST FLOOR BATHROOM

6' 8" x 7' 0" (2.03m x 2.13m)

Modern white suite comprising 'L' shape panelled bath with glass shower screen plus wall mounted 'Mira' shower system. Pedestal wash basin with mono tap, low flush WC, tiled walls/ splashbacks with feature stone mosaic detail, chrome ladder style heated towel rail, recessed ceiling spotlights, wall mounted extractor fan, stone tile floor, rear aspect opaque double-glazed window.

OUTSIDE: FRONTAGE

Dwarf wall defines boundary with gated access to neat hardstanding frontage and access to the recessed porch.

REAR GARDEN

50' 0" x 16' 0" (15.23m x 4.87m)

Nearest the property is a paved courtyard / terrace that leads on to main section Mediterranean style garden with fine chip and flagstone main section plus a variety of inset and border planting plus, step up to raised rear flagstone terrace/ seating area. The garden is fully enclosed by timber panel and close board fencing.

TENURE

Freehold.

SERVICES

Mains Electricity, Gas, Water and Drainage appear connected.

COUNCIL TAX

Band 'B' for 2024/25 – EPC Rating Band 'C'

VIEWING

By prior appointment via Sam Ray Property

