



10 Brooklyn Gardens Cheltenham GL51 8LL

- Appealing 1930' Semi Detached House
- Some Updating Req. / yet Clean & Tidy
- Porch, 14' Hall & 12' x 11' Sitting Room
- 17' x 11' Fitted Kitchen and Dining Room
- Three Bedrooms (2 Double/ 1 Single)
- Dated Bathroom + Shower System
- C. 60' x 30' SW Facing Rear Garden
- ORP (2) and Narrow Access Garage

Region of £285,000

1930's Semi Detached on Popular Tree Lined Avenue – Some Modernisation Required yet Good Presentation, Off Road Parking(2/3), Detached Garage, Sunny 60' Garden...

Covered Porch, 14' Entrance Hall, 12' Sitting Room & 17' Fitted Kitchen/ Dining...

First Floor: 3 Bedrooms (2 Double, 1 Small Single) & Dated Bathroom with Shower System...

Nicely Situated on Road with Perfect Orientation plus Great Potential with Chance to Extend.

ENTRANCE AREA

Covered porch to part glazed front door.

ENTRANCE HALL

14' 4" x 5' 5" (4.37m x 1.65m)

Picture rail, radiator, side aspect double glazed window, stairway rising to the first floor landing. Doors to under-stairs storage (also 'Worcester' gas boiler & electrical fuse board) pendant light point, power points. Doors to sitting room and kitchen / dining room.

SITTING ROOM

12' 3" x 11' 0" (3.73m x 3.35m)

Front aspect double glazed window, focal point fireplace with inset coal effect gas fire. Picture rails, power points, pendant light point, TV point, Virgin Media connection.

KITCHEN & DINING ROOM

17' 0" x 11' 0" (5.18m x 3.35m)

Modern range of white eye, base and drawer units, granite effect work surfaces and mosaic tile splash-back areas. Stainless steel sink and drainer with mono tap. Space for range style cooker with matching extractor hood. Plumbing and space for washing machine, space for full height fridge/ freezer. Power points. Double radiator. Dual pendant light points. Ceramic tile flooring. Rear aspect double glazed window and double glazed sliding patio doors. Space for family size dining table.

FIRST FLOOR LANDING

7' 4" x 5' 10" (2.23m x 1.78m)

Side aspect double glazed window, panelled doors to bedrooms and bathroom, pendant light point, ceiling hatch to insulated loft space.

BEDROOM ONE

12' 2" x 10' 9" (3.71m x 3.27m)

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

BEDROOM TWO

10' 11" x 10' 9" (3.32m x 3.27m)

Rear aspect double glazed window, picture rail, power points, double radiator, pendant light point. Door to linen cupboard with shelving. Virgin Media connection.

BEDROOM THREE/ STUDY

7' 0" x 5' 9" (2.13m x 1.75m)

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

BATHROOM SUITE

6' 5" x 5' 8" (1.95m x 1.73m)

More dated White suite with panelled bath, modern wall mounted 'Mira' shower system, pedestal wash basin, low level W.C, fully tiled walls/ splash back areas, extractor fan, rear aspect double glazed window, radiator.

OUTSIDE: FRONT & SIDE ASPECTS

Open plan hardstanding drive provides parking for 2 vehicles. Narrow access side aspect gates and fence lead to...

DETACHED GARAGE/ WORKSHOP

15' 9" x 8' 10" (4.80m x 2.69m)

Narrow access drive leads to brick built garage with sloping steel profile roof - front aspect metal 'up and over' door, power, lighting and side aspect personal door.

REAR GARDEN

60' 0" x 30' 0" (18.27m x 9.14m)

Most impressive mature landscaped garden with various pockets of interest and sunny south-westerly orientation. Broadly divided in to sections of sun terrace, level lawn, fully stocked planted borders, two functioning greenhouses plus shaded rear section that includes sizeable timber garden shed.

TENURE

Freehold

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'C' £1821.90 for 2023/24.

VIEWING

By prior appointment via Sam Ray Property

