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14 Fiddlers Green Lane Cheltenham GL51 0JS

- Extended End of Terrace Family Home
- IN NEED OF UPDATING + HEATING SYSTEM
- Hall, 15' Lounge, 2nd Reception + Cloaks
- Full Width 19' Kitchen/ Dining & Utility
- Three Bedrooms (12', 10' and 9')
- Dated Four Piece Bathroom Suite
- 27' Walled Garden + Rear Access
- 18' Garage with Electronic Door

Region of £255,000

Extended End of Terrace in Popular Fiddlers Green with Plenty of Space + IN NEED OF SOME UPDATING yet Great Potential...

External Storage, Hall/ Lobby to 15' Sitting Room, 2nd 11' Reception, Utility, DS Cloaks & 19' Kitchen/ Dining...

Upstairs... Three Good Bedrooms (12, 10' & 9') plus Dated 4 Piece Bathroom...

Outside Walled 27' Garden with Rear Access, 18' Garage & Parking...

NO ONWARD CHAIN

ENTRANCE AREA

Double glazed front door to...

ENTRANCE LOBBY

Wood effect floor, pendant light point. Door to...

SITTING ROOM

15' 1" x 10' 9" (4.59m x 3.27m)

Focal point period style fireplace, three quarter height front aspect double glazed window, power points, TV point, Virgin Media cable connections, pendant light point & wall up lights. Part glazed door to first floor stairway plus part glazed door to...

SECOND RECEPTION AREA

11' 4" x 8' 8" (3.45m x 2.64m)

Wood effect flooring, base level built in storage, power points, pendant light point, double glazed sliding door to kitchen & dining plus door to...

UTILITY AREA & CLOAKROOM

8' 8" x 6' 9" (2.64m x 2.06m)

A range of eye level storage units, Belfast style sink, plumbing and space for washing machine, base level access to under-stairs storage, pendant light point, ceramic tile flooring. Door to...

DOWNSTAIRS CLOAKROOM

Low flush W.C, wash basin with tile splash-back, pendant light point, ceramic tile floor.

KITCHEN & DINING ROOM

19' 1" x 8' 8" (5.81m x 2.64m)

Kitchen Area

A range of eye, base and drawer units, laminate work surfaces, tile splash-back areas, 1.5 bowl sink and drainer, space, and connection for 600 mm electric cooker, fitted extractor hood, breakfast bar, rear aspect double glazed window, power points, ceiling spotlight, ceramic tile floor. All open to...

Dining Area

Rear aspect double glazed sliding patio doors, wood effect flooring, pendant and up light points, space for family size dining table. Ceiling hatch to extension loft space.

FIRST FLOOR LANDING

2' 6" x 9' 4" (0.76m x 2.84m)

Doors to first floor rooms, door to airing cupboard (housing water cylinder and fitted shelving), ceiling spotlights, recessed low energy lighting.

BEDROOM ONE

12' 0" x 10' 0" (3.65m x 3.05m)

Front aspect double glazed window, full width wardrobes/ storage, ceiling fan/ light, recessed ceiling spotlight, power points.

BEDROOM TWO

10' 0" x 9' 2" (3.05m x 2.79m)

Rear aspect double glazed window, ceiling spotlights, power points, Virgin Media connection.

BEDROOM THREE

8' 8" x 8' 5" (2.64m x 2.56m)

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

BATHROOM SUITE

8' 8" x 8' 3" (2.64m x 2.51m)

Panelled Corner bath, separate glazed shower cubicle, pedestal wash basin, fully tiled walls/splashbacks, low flush W.C, wall mounted chrome heated towel rail / radiator. Dual rear aspect opaque double-glazed windows.

OUTSIDE: FRONT AND SIDE

Gravel drive frontage is flanked by lawn and shrubbery. Pedestrian access to entrance area plus door to built-in storage (also housing electrical consumer unit) plus access to...

SEMI INTEGRAL GARAGE

18' 0" x 8' 0" (5.48m x 2.44m)

Access via electronically operated roller door. Fitted shelving, power, and lighting.

REAR ASPECT

28' 0" x 22' 0" (8.53m x 6.70m)

Mature rear garden with a degree of privacy plus all fully enclosed by brick wall and panelled fencing.

TENURE

Freehold

SERVICES

Mains Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'C'

VIEWING

By prior appointment via Sam Ray Property.

