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6 Sissinghurst Grove Up Hatherley, Cheltenham GL51 3FA

- Modern Up Hatherley Freehold House
- More Compact Design & A Little Dated
- Yet Great Location & Realistic Pricing
- Viewing is Strongly Recommended
- Canopy Porch to Entrance Hall
- 11' 8 x 11'8 Sitting/ Dining Rm
- More Dated Kitchen & Bathroom
- Double Drive & 40' Rear Garden

£225,000

Up Hatherley for Neat, Compact Terrace with Drive for Two Cars & 40' Rear Garden...

The Accommodation is a Little Dated Internally (older kitchen and bathroom etc...) yet Modern Boiler, Recent Patio Doors and Priced accordingly in Excellent Location...

Comprising Canopy Porch, 8' Hall, c. 12' x 12' Reception, 8' Kitchen – First Floor... One Double and One Small (9' x 5') Single plus Bathroom with Shower System...

Viewing is recommended!

ENTRANCE AREA

Canopy porch and step up to part glazed front door.

ENTRANCE HALL

8' 2" x 5' 10" (2.49m x 1.78m)

Wood effect flooring, power points, double panel radiator, wall mounted electrical consumer units, panelled doors to kitchen and reception room.

FITTED KITCHEN

8' 2" x 5' 6" (2.49m x 1.68m)

More dated range of eye, base and drawer units, laminate work surfaces, stainless steel sink and drainer with mono tap, tile splash-back areas, space and connection for gas cooker, fitted extractor hood, plumbing and space for washing machine, space for full height fridge/ freezer, power points, extractor fan, wall mounted 'Worcester 25i' gas boiler (recent) front aspect double glazed window.

RECEPTION ROOM

11' 8" x 11' 8" (3.55m x 3.55m)

Rear aspect double glazed sliding patio doors, radiator, TV point, power points, pendant light point, access to under-stairs storage.

FIRST FLOOR LANDING

Ceiling hatch to insulated and part boarded loft space. Panelled doors to bedrooms and bathroom.

BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.27m)

Dual front aspect double glazed windows, radiator, power points, door to built-in wardrobe/ storage, pendant light point.

BEDROOM TWO

9' 2" x 5' 2" (2.79m x 1.57m)

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

BATHROOM

6' 1" x 5' 7" (1.85m x 1.70m)

More dated suite comprising panelled bath, wall mounted shower system, tiled walls and splashback areas, pedestal wash basin, low level W.C, rear aspect opaque double glazed window.

FRONTAGE

Driveway with parking for two vehicles leads to neat frontage of paved path flanked by privet hedgerow to canopy porch/ entrance area.

REAR GARDEN

40' 0" x 11' 0" (12.18m x 3.35m)

Fully enclosed by timber panel fencing with sun terrace leading to rectangle of level lawn, some planted borders and further rear hard standing for timber garden shed.

SERVICES

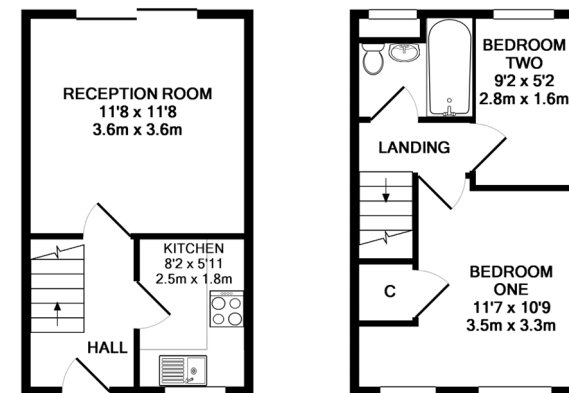
Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'B' for 2023/24.

VIEWING

By prior appointment via Sam Ray Property



GROUND FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 234 SQ.FT.
(21.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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