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24 Jasmin Way Up Hatherley, Cheltenham GL51 3HZ

- Nicely Situated in Sought After Location • Three Bedrooms (13', 9' & 8' x 7')
- Porch & Hall to... 15' x 14' Sitting Room • Modern Stone Tile Bathroom Suite
- 10' Separate Dining to Re-fitted Kitchen • Mature Landscaped F & R Gardens
- Recent c. 10' Upvc D.G Conservatory • Rear Sited Tandem Drive for Two

£347,500

Great Location & Situation for Family Sized Semi Detached... Well Maintained & Improved Over the Years by Present Vendors...

With... Canopy Porch, Hall, 15' Sitting Rm, Sep. 10' Dining to Modern Kitchen & Conservatory...

Airy Landing to Three Bedrooms (13', 9' & 8') & Modern Stone Tile Bathroom...

Outside: Mature, Landscaped Gardens & ORP (2)



ENTRANCE AREA

Covered canopy porch. Part glazed front door to...

ENTRANCE HALL/ LOBBY

Inset bristle door mat, single panel radiator, power points, pendant light point, wall mounted central heating thermostats control.

SITTING ROOM

14' 8" x 14' 4" (4.47m x 4.37m)

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

SEPARATE DINING ROOM

10' 2" x 8' 6" (3.10m x 2.59m)

Space for family size dining table, pendant light point, power points, double panel radiator, open arch to fitted kitchen and sliding glazed door to Conservatory.

FITTED KITCHEN

10' 2" x 6' 1" (3.10m x 1.85m)

Modern re-fitted kitchen with range of cream eye, base and drawer units with solid beechwood work surfaces and colour coded tile splash-back areas. Inset composite sink and drainer with mono tap. Inset stainless steel oven, gas hob and extractor hood. Plumbing and space for washing machine and dishwasher. Space for full height fridge / freezer. Cupboard concealed conventional gas boiler. Brush steel power points, recessed ceiling spotlights and lighting dimmer switch. Slate effect vinyl tile flooring. Rear aspect double glazed window with garden outlook.

CONSERVATORY

9' 7" x 9' 4" (2.92m x 2.84m) Max.

Brick base construction with dual aspect double glazed windows with top opening ventilation, plus run of upper level opaque double glazed windows. Power points and double radiator. Vaulted polycarbonate roof plus double glazed french doors to the rear garden.

First Floor Landing

Panelled doors to bedrooms and bathroom. Ceiling hatch to insulated and part boarded loft space. Door to airing cupboard (with factory lagged tank and shelving). Pendant light point & power points.

BEDROOM ONE

13' 0" x 8' 9" (3.96m x 2.66m)

Front aspect double glazed window, radiator, pendant light point, power points. Set of built-in wardrobes/ storage and drawer units. Door to further built-in wardrobe/ storage.

BEDROOM TWO

9' 0" x 7' 5" (2.74m x 2.26m)

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

BEDROOM THREE

7' 7" x 7' 2" (2.31m x 2.18m) Max

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

FAMILY BATHROOM

6' 5" x 6' 3" (1.95m x 1.90m)

Modern suite comprising tile panelled bath with wall mounted shower system and glass shower screen. Pedestal wash basin and low level W.C. Travertine stone tile flooring, stone tile walls with mosaic dado level detail. Side aspect opaque double glazed window.

OUTSIDE: FRONTAGE

A mature garden with section of lawn plus well stocked border and inset planting. A paved path leads to the canopy porch, timber gate provides pedestrian side access to the rear of property.

REAR GARDEN

30' 0" x 18' 0" (9.14m x 5.48m)

A nicely landscaped garden that is enclosed by dual aspect high brick wall and timber panel fencing to the neighbouring boundary – The garden briefly comprises sections of flagstone terrace nearest the property that leads to main section of level lawn with flagstone path to timber decked rear section – also with base from timber garden shed. The garden is pleasantly a variety of imaginative planting, timber retained planting beds, a small pond and base for garden store/ shed.

OFF ROAD PARKING

A driveway for two vehicles is situated to the rear of the property.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'C' - £1832.66 for 2023 – 2024.

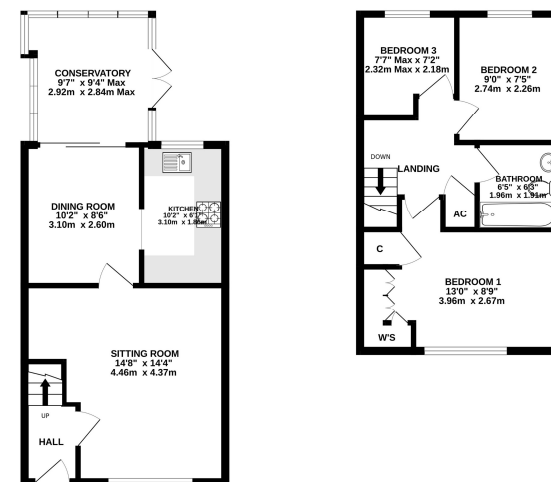
EPC RATING

Band 'C' (70 C)



GROUND FLOOR 445 sq.ft. (41.3 sq.m.) approx.

1ST FLOOR 360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 805 sq.ft. (74.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floor plan, the actual dimensions of the property may vary slightly from those shown. The floor plan is provided for information only and does not constitute an offer or contract. The purchaser should verify the accuracy of the floor plan and the dimensions of the property before completion.