

# SAM RAY PROPERTY.CO.UK

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## 153 Arle Road Cheltenham GL51 8LG

- Large 1500 sq. ft Extended Semi Det.
- Three Double Bedrooms (14', 12' & 21')
- Requires Updating / Super Potential
- More Dated 4 Piece Bathroom Suite
- Porch, 15' Hall & DS Cloaks/Shower
- Frontage with Off Road Parking Space
- Two Large Receptions (26' and 14')
- c. 55' x 30' Landscaped Rear Garden
- Large 23' Kitchen/Breakfast/Family
- Semi Converted Loft, Dormer Window

**£337,500**

*A Popular Tree Lined Avenue for this Large, Extended Semi Detached...*

*Now in Need of Updating yet Clear Potential for an Ultimate Family Home...*

*Porch, 15' Hall, 14' & 26' Receptions, 23' Kitchen/ Breakfast...  
Three Large Double Bedrooms (21', 14' & 12'), Wet Room/  
Cloaks & 4 Piece Bathroom...*

*Frontage/ Parking & Landscaped 55' x 30' Rear Garden...*

**NO CHAIN!**



### Entrance Area

Covered canopy porch with lighting. Step up to oversize double-glazed front door.

### Entrance Hall

**15' 1" x 6' 0" (4.59m x 1.83m)**

Wood effect flooring, large single radiator, power points, pendant light point. Stairway rising to first floor (with understairs storage plus cupboard housing electrical consumer unit and meter). Doors to receptions and kitchen plus sliding door to...

### Downstairs Wet Room/ Cloakroom.

**14' 8" x 3' 8" (4.47m x 1.12m)**

Nonslip composite flooring and plus acrylic splashbacks throughout. Shower area with 'Mira' shower system, wall mounted wash basin, low level WC, chrome ladder style heated towel rail/ radiator, wall mounted extractor fan. Double glazed ceiling skylight window.

### Front Reception Room

**14' 0" x 13' 0" (4.26m x 3.96m)**

Double glazed full width bay window, radiator, power points, cable media points. Pendant light point with optional fan light.

### Garden Aspect Rear Reception

**26' 0" x 12' 10" (7.92m x 3.91m) Max.**

Double glazed skylight window, dual radiators, power points, wall and pendant light points, some fitted shelving. Double glazed sliding doors to the rear/ garden aspect.

### Kitchen/ Breakfast/ Family Room

**23' 0" x 12' 1" (7.01m x 3.68m) Max.**

A comprehensive range of eye, base, drawer and full height units plus various glass fronted display cabinets. Granite effect work surfaces and splashback. Stainless steel sink and drainer with mono tap. Six burner gas hob with matching oversize extractor hood. 'Electolux' branded eye level double oven plus matching oven and microwave combination. Sizeable matching granite effect four seat breakfast/ dining bar. Plumbing and space for range of white goods. Oak effect flooring, recessed ceiling spotlights, power points, side aspect double glazed window plus rear/ garden aspect double glazed door and window.

### First Floor Landing

**9' 5" x 7' 7" (2.87m x 2.31m)**

Airy landing with side aspect double glazed window, double doors to eye level storage (also housing 'Worcester' branded gas boiler). Ceiling hatch with ladder to semi converted loft (with dormer window) Doors to first floor rooms.

### Bedroom One

**14' 7" x 12' 0" (4.44m x 3.65m)**

Front aspect double glazed bay window, run of fitted wardrobes/ storage, power points, radiator, pendant light point with optional fan light.

### Bedroom Two

**12' 0" x 11' 5" (3.65m x 3.48m)**

Rear aspect double glazed window, radiator, power points.

### Bedroom Three

**20' 7" x 7' 7" (6.27m x 2.31m)**

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

### Bathroom Suite

**7' 9" x 7' 0" (2.36m x 2.13m)**

Panelled corner bath, glass brick enclosed shower area with wall mounted 'Mira' shower system, wash basin inset to vanity storage, recessed ceiling spotlights, front aspect opaque double-glazed window and fully tiled walls with various inset picture tiles with an aquatic theme.

### Outside: Front Aspect

**25' 0" x 27' 0" (7.61m x 8.22m)**

Hardstanding driveway for c. 2 vehicles is flanked by strip of level lawn with some border planting, specimen tree and high hedge front aspect privacy.

### Rear Aspect

**55' 0" x 30' 0" (16.75m x 9.14m)**

A landscaped garden that features a central sunken rectangle of level lawn – this, in turn is bordered by a flagstone terrace nearest the property and dual pathways leading to rear section with further flagstone terrace and base for timber garden shed. The terrace also incorporates recessed LED lighting and the garden if fully enclosed with timber panel and close board fencing.

### Tenure

Freehold.

### Services

Mains Gas, Electricity, Water and Drainage appear connected – seek confirmation prior to purchase.

### Council Tax

Band 'C' £1821.90 for 2023/24.

### Viewing

By prior appointment via Sam Ray Property.

