

# SAM RAY PROPERTY.CO.UK

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## 39 Planets Lane Up Hatherley, Cheltenham GL51 6GR

- Impressive End of Terrace House
- Two Bedrooms with BI Wardrobes
- Porch, Lobby & D.S Cloakroom
- Master Ensuite & Main Bathroom
- 15' x 10' Dual Aspect Sitting Room
- Frontage, ORP (2) Walled Garden
- Full Width 14' Kitchen & Dining Rm
- Nicely Situated w. Super Outlook

**£300,000**

*Great Location for High Specification End Terrace by Bloor Homes with Serene Outlook onto Nature Reserve/ Wetland Area...*

*With Canopy Porch, Lobby, DS Cloakroom, 15' Dual Aspect Sitting Room and 14' Kitchen (with appliances)/ Dining Room...*

*First Floor: Two Bedrooms with built-in Wardrobes, Master Ensuite & Main Bathroom...*

*Modern Double Glazing, Central Heating, Walled Garden and Two Numbered Parking Spaces!*



## ENTRANCE AREA

Matching tiled canopy porch, wall mounted courtesy light. Part glazed panelled front door to...

## ENTRANCE LOBBY

**3' 9" x 3' 6" (1.14m x 1.07m)**

Radiator, power points, pendant light point. Panelled doors to sitting room and...

## DOWNSTAIRS CLOAKROOM

**4' 10" x 3' 3" (1.47m x 0.99m)**

Low flush WC, semi-pedestal wash basin with mono tap and splash-back, tile floor, radiator, extractor fan, pendant light point, radiator.

## SITTING ROOM

**15' 0" x 10' 0" (4.57m x 3.05m)**

Front aspect double glazed window with direct views to nature reserve, second side aspect double glazed window, power points, radiator, TV & Media outlets, pendant light point, access to staircase rising to the first floor. Open to...

## KITCHEN & DINING ROOM

**13' 7" x 8' 6" (4.14m x 2.59m)**

### Kitchen Area

Range of cream gloss eye, base and drawer units with 'soft close', light granite effect work surfaces and splash-back areas and unit panel ends, 1.5 bowl stainless steel sink and drainer with mono tap. Inset stainless steel oven, ceramic hob and retractable extractor hood. Integrated washer/dryer, base level fridge/ freezer and dishwasher. Chrome power points, ceramic tile floor, cluster of spotlights, rear aspect double glazed window. Cupboard houses 'Potterton' gas boiler. All open to...

### Dining Area

Ceramic tile floor, pendant light point, power points, radiator, double glazed french doors to rear/ garden aspect plus space for family size dining table.

## FIRST FLOOR LANDING

**9' 7" x 7' 3" (2.92m x 2.21m)**

Ceiling hatch to insulated and part boarded loft space, power point, panelled doors to each bedroom and bathroom.

## BEDROOM ONE

**10' 1" x 9' 0" (3.07m x 2.74m)**

Rear aspect double glazed window, sliding mirror doors to double wardrobe, power points, TV point, radiator, pendant light point. Door to...

## ENSUITE SHOWER ROOM

**4' 5" x 8' 3" (1.35m x 2.51m) Max.**

Double shower cubicle, pedestal wash basin, low flush WC, mosaic tile splashback areas, enamel ladder style towel rail/ radiator, wood effect vinyl flooring, recessed ceiling spotlights.

## BEDROOM TWO

**4' 5" x 8' 3" (1.35m x 2.51m) Max.**

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

## MAIN BATHROOM

**7' 0" x 6' 0" (2.13m x 1.83m)**

Panelled bath, mixer shower attachment, pedestal wash basin, low flush WC, recessed spotlights, ceiling extractor fan, tile splash-back areas, tile effect floor, enamel ladder style towel rail/ radiator, side aspect opaque double-glazed window.

## OUTSIDE: FRONT ASPECT

Dual aspect gravel & planted borders plus flagstone path to canopy porch.

## REAR GARDEN

**21' 0" x 14' 0" (6.40m x 4.26m)**

Fully enclosed by brick wall and timber fencing. Full width paved patio nearest the property leads to main section of low maintenance stone chip with planted border and path to rear section; base for timber garden shed and gated access direct from allocated parking bays.

## DOUBLE PARKING

Two Allocated, Numbered Parking Spaces situated directly to the side of the property.

## TENURE

Freehold.

## SERVICES

Mains Gas, Electricity, Water & Drainage appear connected.

**COUNCIL TAX - Band 'C'**

