

# SAM RAY PROPERTY.CO.UK

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: [info@samrayproperty.com](mailto:info@samrayproperty.com)



## 32 Colesbourne Road Benhall, Cheltenham GL51 0XR

- Extended Semi REQUIRING UPDATING
- Four Bedrooms (14', 13', 13', 11')
- Well Situated in Excellent Location
- Decent Double Glazing & G.C.H
- Porch, Hall, Cloakroom and Utility
- Driveway/ Off Road Parking (2-3)
- Sitting Rm, Dining & Garden Room
- c. 50' x 25' South Facing Garden
- 14' Kitchen Leads to 14' Storeroom
- 19' Brick Outbuilding w. Power

**Region of £385,000**

*Sizeable, Extended and In Need of General Updating all in this Much Sought After Tree Lined Avenue...*

*Two-Storey Side and Single Storey Rear Extensions allow Three Receptions and Four Genuine Double Bedrooms...*

*Handy Integral Store and Rear Sited 19' Brick Outbuilding with Power & Lighting*

*Also, Off Road Parking and Perfect South Facing Garden...*



**NO ONWARD CHAIN**

## ENTRANCE AREA

Paved steps up to entrance area with lantern style wall light and double glazed double doors, flanked by full height window, to...

## ENCLOSED PORCH

**1' 10" x 5' 6" (0.56m x 1.68m)**

Pendant light point, panelled front door and full height window to...

## ENTRANCE HALL

**1' 10" x 5' 6" (0.56m x 1.68m)**

Stairway rising to the first floor. Access to understairs storage (also housing utility meters) power points. Opaque glazed doors to sitting room and kitchen areas.

## SITTING ROOM

**13' 0" x 10' 4" (3.96m x 3.15m)**

Focal point oak surround fireplace with marble hearth and inset coal effect gas fire. Front aspect double glazed picture window. Ceiling coving, pendant light point, power points, TV point, radiator. Sliding double doors to...

## DINING ROOM

**10' 10" x 8' 11" (3.30m x 2.72m)**

Ceiling coving, pendant light point, power points, radiator. Open to...

## GARDEN ROOM

**9' 5" x 7' 10" (2.87m x 2.39m)**

Full width double glazed sliding patio doors to the rear/ garden aspect. Power points, pendant light point.

## FITTED KITCHEN

**13' 9" x 10' 6" (4.19m x 3.20m)**

A comprehensive range of cream eye, base and drawer units, granite effect work surfaces, tile splash-back areas, matching breakfast bar, space and connection for gas cooker, retractable extractor hood, 1.5 bowl sink and drainer, space for full height fridge – freezer, power points, dual ceiling strip lights, radiator with decorative cover, lower dado wall panelling, slate effect tile flooring, rear aspect double glazed window. Door to mini storeroom and part glazed door to rear lobby.

## STOREROOM

**13' 0" x 6' 6" (3.96m x 1.98m)**

Front aspect double glazed door and windows, strip lighting, power points, wall mounted gas meter.

## REAR LOBBY/ UTILITY

**8' 0" x 6' 0" (2.44m x 1.83m) Max**

Plumbing and space for stacked washing machine and dryer, power points, radiator, part glazed door to rear/ garden aspect. Sliding door to...

## DOWNSTAIRS CLOAKROOM

**4' 5" x 3' 0" (1.35m x 0.91m)**

Low flush WC, wall mounted wash basin, rear aspect opaque double-glazed window.

## FIRST FLOOR LANDING

**8' 0" x 6' 5" (2.44m x 1.95m)**

Doors to first floor rooms and ceiling hatch to insulated and part boarded loft space.

## BEDROOM ONE

**13' 0" x 10' 0" (3.96m x 3.05m)**

Front aspect double glazed window, full length run of fitted wardrobes/ storage. Power points, radiator, pendant light point.

## BEDROOM TWO

**10' 10" x 10' 0" (3.30m x 3.05m)**

Rear aspect double glazed window. Door to built-in storage/ wardrobe. Radiator, power points, pendant light point.

## BEDROOM THREE

**13' 10" x 9' 10" (4.21m x 2.99m)**

Dual front aspect double glazed windows, two radiators, dual pendant light points, 'over stairwell' fitted shelving/ storage, power points.

## BEDROOM FOUR

**14' 7" x 6' 5" (4.44m x 1.95m)**

Rear aspect double glazed window, range of fitted shelving, radiator, power points, pendant light point.

## BATHROOM

**6' 5" x 5' 8" (1.95m x 1.73m)**

Panelled bath, wall mounted 'Mira' shower system, wall mounted wash basin, low flush WC, fully tiled walls, radiator, covered ceiling light, acrylic flooring, opaque double glazed window to the rear aspect.

## OUTSIDE: FRONT ASPECT

Low maintenance frontage with sizeable block paved drive providing off road parking and pedestrian access to entrance area.

## REAR ASPECT

**50' 0" x 25' 0" (15.23m x 7.61m)**

A mature garden that is fully enclosed plus perfect southerly orientation – nearest the property is covered flagstone seating area that looks over the main section of lawn with planted borders. A concrete path provides pedestrian access to brick-built outbuilding/ workshop, and to the rear sections comprising further terrace, gravel and rocky areas.

## OUTBUILDING

**19' 4" x 9' 4" (5.89m x 2.84m)**

Likely a former garage with brick construction, triple aspect double glazed windows, independent power supply, power points and strip lighting.

## TENURE

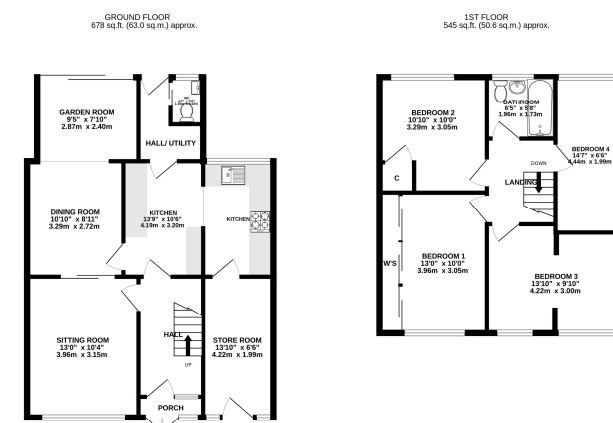
Freehold

## SERVICES

Mains Gas, Electricity, Water and Drainage appear connected (please seek verification)

## COUNCIL TAX

Band 'D' Approx. £2050 for 2023/24



TOTAL FLOOR AREA: 1223 sq.ft. (113.6 sq.m.) approx.  
We do not warrant the accuracy of the measurements of areas, volumes, masses and any other data in this document, and we accept no liability for any error, omission or misstatement. This data is for guidance purposes only and should not be relied upon for any purpose other than that for which it is provided. It is not intended to constitute an offer or a contract. It is to be used only as a reference for the guide. Make your own enquiries.