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4 Salix Court Up Hatherley, Cheltenham GL51 3WH

- Stone Built Cottage Style House
- Two Genuine Double Bedrooms
- Canopy Porch & 8' Entrance Hall
- Recently Refitted Bathroom Suite
- 17' Reception with French Doors
- Frontage & Landscaped Garden
- Mod. Fitted Kitchen w. Oven & Hob
- 18' GARAGE & Off-Road Parking

Offers Over £275,000

Stone Built Up Hatherley Staggered Terrace with Genuine Double Bedrooms and Garage!...

Canopy Porch with Storage, 8' Entrance Hall with Storage, Modern 8' Kitchen, 17' x 12' Sitting & Dining w. Recent French Doors to Landscaped Garden...

First Floor: Two 10' Double Bedrooms (each with wardrobes) & New High Quality Bathroom Suite...

Also, Double Glazing, Gas CH & Well Presented



ENTRANCE AREA

Canopy entrance porch, built-in storage cupboard, traditional style part glazed front door to...

ENTRANCE HALL

7'11 x 3'7 (2.4m x 1.1m)

Ceramic tile floor, single panel radiator, chrome power point and light switch, built in cloaks cupboard, wood effect flooring, wall mounted electrical consumer unit, ceiling spotlight. Part glazed door to Sitting Room and Open arch to...

FITTED KITCHEN

8'5 x 8' (2.6mx2.4m)

A range of cream eye, base and drawer units and one glass fronted display cabinet. Granite effect work surfaces, tile splash-back areas, stainless steel sink and drainer with mono tap, inset 'Belling' double oven, gas hob and extractor hood over. Plumbing/space for automatic washing machine, space for full height fridge/freezer, recessed ceiling spotlights, chrome power points and switches, ceramic tile, double glazed window to the front aspect.

SITTING & DINING ROOM

16'8 x 12'4 (5.1m x 3.8m)

Double glazed french doors to the rear/garden aspect, double glazed Georgian style window to the rear aspect, one single and one double panel radiator, chrome power points and lighting dimmer switch, TV point, 'Virgin Media' connection, open plan stairway rising to the first floor.

FIRST FLOOR LANDING

Chrome power point & switch, wall mounted 'HIVE' heating thermostatic control, ceiling hatch to insulated loft space, door to airing cupboard with shelving (also housing 'Worcester' gas combination boiler) Doors to first floor rooms.

BEDROOM ONE

10'2 x 9'6 (3.1m x 2.9m)

Georgian style double glazed window to the front aspect, single panel radiator, chrome power points, TV point and light switch, built-in double wardrobe with mirror fronted sliding doors.

BEDROOM TWO

10'2 x 8'9 (3.1m x 2.7m)

Georgian Style double glazed window to the rear aspect, single panel radiator, chrome power points and light switch, built-in double wardrobe with mirror fronted sliding doors, double doors to eye level storage cabinet.

BATHROOM SUITE

6'2 x 6'1 (1.9m x 1.9m)

Modern refitted white suite comprising panelled bath, wall mounted shower system with folding glass screen. Wash basin and WC recessed to vanity storage unit. Chrome ladder style heated towel rail, acrylic marble effect walls & splash-back areas, recessed ceiling spotlights, 'Greenwood' extractor fan, porcelain tile flooring.

OUTSIDE: TO THE FRONT

A neat stone chip frontage with path to the canopy porch.

REAR GARDEN

27' 0" x 15' 0" Average (8.22m x 4.57m)

A recently landscaped garden that is fully enclosed by recent timber panel fencing with sunny mainly westerly orientation. Nearest the property is flagstone sun terrace leading on to main section of level lawn that is flanked by a raised timber decking seating area. Gated rear access leads to...

GARAGE (and PARKING)

18' 3" x 8' 10" (5.56m x 2.69m)

The garage is of brick construction with front aspect 'up & over' door, with adjacent off road parking space.

TENURE

Freehold

SERVICES

All mains connections

COUNCIL TAX

Band 'B' £1603.59 for 2023/24.

VIEWING

By prior appointment via Sam Ray Property.

