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## 15 Turkdean Road Benhall, Cheltenham GL51 6AP

- Extended Semi-Detached Family Home
- Some Updating Required yet Clean & Tidy
- 17' Entrance Hall & Downstairs Cloaks
- Two Good Receptions & Conservatory
- 11' x 8' Kitchen leads to 8' Utility Room
- Three Main Bedrooms (13', 11' & 9')
- + F.F Annex 12' Bedroom, Bath & WC
- More Modern Main Bath/ Shower Rm
- Modern Double Glazing and Gas CH
- 21' Conv. Garage & Sunny 40' Garden

**Region of £395,000**

*Sizeable Benhall Four Bedroom Semi Detached that Now Requires Some Updating yet Clean, Tidy and Perfectly 'Liveable'.*

*Comprising Airy Hall, Cloakroom, Two Good Receptions, Dated Conservatory, Kitchen, Utility & Access to 21' Semi Converted Garage...*

*Upstairs: Three Main Bedrooms & Bathroom plus Separate Suite of Bedroom, Bathroom & W.C.*

*Also, Generous Frontage and Sunny 40' South Facing Garden, More Modern Windows and Boiler – Great Potential in a Great Location...*

**No Onward Chain!**



### Entrance Area

Wall mounted lantern style courtesy light. Opaque double-glazed front door to...

### Entrance Hall

**17' 5" x 6' 5" (5.30m x 1.95m)**

Side aspect double glazed window, large single panel radiator, pendant light point, power points, stairway rising to the first floor, access to under-stairs storage, panelled door to sitting room, folding door to kitchen and door to...

### Downstairs Cloakroom

**5' 3" x 2' 3" (1.60m x 0.69m)**

Front aspect opaque double-glazed window, low flush WC, corner wash basin, tile effect vinyl floor, pendant light point.

### Sitting Room

**14' 0" x 11' 4" (4.26m x 3.45m)**

Front aspect double glazed picture window, focal point fireplace with wooden curve-leg and arch design plus marble back, hearth and inset 'real flame' fire. Ceiling coving, pendant light point, power points, TV point, double panel radiator. Dual folding doors with decorative glass to...

### Dining Room

**11' 0" x 9' 7" (3.35m x 2.92m)**

Ceiling coving, pendant light point, power points, double panel radiator. Folding door to kitchen and double-glazed sliding doors to...

### CONSERVATORY

**9' 9" x 9' 4" (2.97m x 2.84m)**

Featuring triple aspect full height double glazed windows with leaded light/ stain glass top opening ventilation, vaulted polycarbonate roof, power points, pine panelled wall and double glazed french doors opening to the garden.

### Fitted Kitchen

**11' 0" x 8' 2" (3.35m x 2.49m)**

A range of oak fronted eye, base and drawer units, granite effect work surfaces, mosaic tile splash-back areas, stainless steel sink and drainer with mono tap, inset stainless steel 'Bosch' gas hob, eye level double oven, plumbing and space for dishwasher, space for base level refrigerator, strip-lighting with cover, power points, door to pantry cupboard with shelving (also electrical fuse board/ meters) ceramic tile floor, double glazed window to the rear aspect. Door to...

### Utility Room

**7' 6" x 7' 0" (2.28m x 2.13m)**

Dual runs of oak fronted eye and base level units, granite effect work surfaces, mosaic tile splash-back areas, plumbing and space for cupboard concealed washing machine, space for full height fridge/ freezer, power points, ceiling coving, pendant light point, part glazed door and casement window to covered and enclosed 'lean to'. Part glazed door to semi converted garage.

### First Floor Landing

**7' 3" x 6' 5" (2.21m x 1.95m)**

Ceiling hatch to insulated and part boarded loft space. Panelled doors to three main bedrooms and main bathroom suite. Second sliding door with access to suite of rooms over garage conversion Extension.

### Bedroom One

**13' 6" x 10' 6" (4.11m x 3.20m)**

Front aspect double glazed picture window, full length run of pine panelled wardrobes and storage. Pendant light point, radiator, power points.

### Bedroom Two

**11' 0" x 10' 6" (3.35m x 3.20m)**

Rear aspect double glazed window with garden outlook. Built-in pine base level storage, desk unit, shelving, glazed display cabinet and fitted shelving. Built-in pine triple wardrobe/ storage. Radiator, pendant light point, power points. Door to airing / linen cupboard with wall mounted 'Worcester' boiler.

### Bedroom Three

**9' 6" x 7' 3" (2.89m x 2.21m)**

Front aspect double glazed window. Built-in single bed base (with storage), built-in pine double wardrobe, shelving and desk unit. Pendant light point, power points, radiator.

### Main Bathroom

**8' 0" x 7' 3" (2.44m x 2.21m)**

Double shower cubicle, wash basin inset to vanity unit, low flush WC, wall and splash-back tiling, vinyl flooring, pendant light point, radiator, opaque double-glazed window to the rear access.

### Guest/ Annex Suite

Sliding part glazed door from landing to...

### Annex Hall

**8' 0" x 3' 0" (2.44m x 0.91m)**

Pendant light points and doors to each room.

### Annex Bedroom Four

**12' 2" x 7' 11" (3.71m x 2.41m)**

Front aspect double glazed window, pendant light point, double panel radiator, power points, range of fitted wardrobes/ storage.

### Annex Bathroom

**9' 2" x 7' 0" (2.79m x 2.13m)**

Rear aspect opaque double-glazed window, panelled bath, wall mounted shower system, pedestal wash basin, tile splash-back areas, radiator, pendant light point.

### Separate WC

**4' 9" x 2' 9" (1.45m x 0.84m)**

Low flush WC, wall mounted wash basin with tile splash-back.

### Outside: Front Aspect

**30' 0" x 25' 0" (9.14m x 7.61m)**

A low maintenance gravel frontage is flanked by hard standing off road parking and path to the entrance area. The frontage incorporates some inset and border planting and is defined from the highway by a stone dwarf wall.

### South Facing Rear Garden

**40' 0" x 29' 0" (12.18m x 8.83m)**

Sunny south / West facing garden that if fully enclosed by timber panel fencing. Full width crazy paved terrace leads to main section of level lawn with inset and border planting. Rear section has hard standing base for garden shed.

### Garage/ Store/ Workshop

**Approx. 21' 0" x 8' 0" (6.40m x 2.44m)**

Semi-converted garage with front aspect part glazed double doors, power, lighting, fitted shelving/ storage and work bench.

### Tenure

Freehold.

### Services

Mains Gas, Electricity, Water and Drainage appear connected.

### Council Tax

Band 'D'

