

SAM RAY PROPERTY.CO.UK

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



14 Chantry Gate Bishops Cleeve, Cheltenham GL52 8UR

- Super Two Storey Coach House
- First Floor 10' Double Bedroom
- Hall to 17' GF Bedroom/Reception
- Bathroom Suite + Shower System
- c. 20' x 18' Loft Style Living Area
- Double Glazing & Gas C. Heating
- Modern Kitchen with Appliances
- Block Paved Driveway & NO CHAIN

£199,950

Impressive Bishops Cleeve Coach House with Fully Regulated Converted Garage hence 725 square feet, Two Bedrooms, The Usual Bright & Airy Loft Style Living Space plus Impressive Modern Kitchen & Bathroom...

Also, Double Glazing, Gas Central Heating and Parking Space...

A Super First Purchase or Secure Investment

No Chain

ENTRANCE AREA

Wall mounted lantern style courtesy light. Double glazed front door to...

GROUND FLOOR LOBBY

Wall mounted electrical consumer units, stairway rising to the first floor, power point, oak effect flooring. Door to...

GROUND FLOOR BEDROOM/ RECEPTION

17' 3" x 7' 10" (5.25m x 2.39m)

Oak effect flooring, front aspect double glazed window, power points, dual pendant light points, double panel radiator. Door to under-stairs storage area with lighting and wall mounted gas 'combination' boiler.

FIRST FLOOR...

SITTING & DINING AREAS

20' 6" x 18' 0" (6.24m x 5.48m) Max

Sizeable open plan space with oak effect flooring, front aspect double glazed dormer style window, triple rear aspect double glazed skylight windows, dual pendant light points, wall up-light points, power points, double radiators, 'Virgin Media' connection, built-in desk/ workstation with power points and 'Open Reach' point. Ample space for furniture and dining table. Open arch to central lobby and open arch to...

FITTED KITCHEN

9' 6" x 8' 8" (2.89m x 2.64m) Max

Modern gloss kitchen with range of eye, base and drawer units, solid beechwood surfaces and tile splash-back areas. Inset stainless steel sink and drainer with mono tap, inset oven, gas hob and extractor hood. Plumbing and space for automatic washing machine, space for full height fridge/ freezer, preparation lighting, pendant light point, power points, front aspect double glazed dormer style window, single panel radiator.

LOBBY

Door to linen cupboard with shelving, ceiling hatch to loft storage space, doors to bedroom and bathroom suite.

DOUBLE BEDROOM

10' 2" x 8' 4" (3.10m x 2.54m)

Front aspect double glazed dormer style window, power points, pendant light point, oak effect flooring. Built-in recessed wardrobe storage area with curtain rail.

BATHROOM SUITE

8' 3" x 7' 5" (2.51m x 2.26m) Max.

Rear aspect double glazed skylight window, marble effect panelled bath with shower system over. Pedestal basin and semi recessed WC, stone effect tile flooring, chrome ladder style heated towel rail/ radiator.

PARKING SPACE

Block paved driveway with parking for one vehicle.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected.

COUNCIL TAX

Band 'B'

EPC RATING

Band C/ 78

VIEWING

By prior appointment via Sam Ray Property.

