

# SAM RAY PROPERTY.CO.UK

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## 33, Bloomsbury Street Cheltenham GL51 8PG

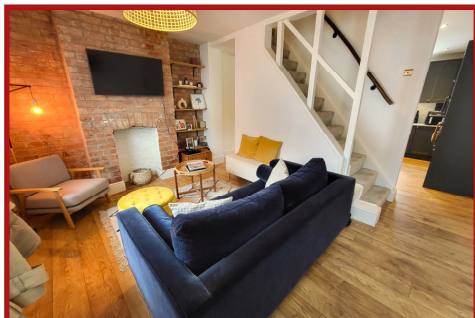
- Impressive Period Terrace House
- Sizeable c. 14' x 13' Sitting Room
- Re-fitted 14' Kitchen & Dining Rm
- Rear Lobby to Ground F. Bathroom
- Two Double Bedrooms (14' & 12')
- 1<sup>st</sup> Floor Bathroom (with Shower)
- 14' Cellar with Future Potential
- 22' Landscaped Town Garden

**Region of £275,000**

*Fine Example of Town Centre Period Terrace that has been Tastefully Updated & Enhanced in Recent Years...*

*Features include 14' Sitting Room, Re-fitted 14' Kitchen & Dining Room (with appliances), Two Bathrooms and Two Genuine Double Bedrooms (14' & 12') ...*

*Also, Sunny 22' Town Garden & Sizeable Basement with Potential.*



## ENTRANCE AREA

Step up to semi recessed porch. Part glazed front door with fan light over.

## SITTING ROOM

**14' 4" x 13' 2" (4.37m x 4.01m) Max.**

Front aspect double glazed window. Focal point exposed brick chimney breast, display fireplace and alcoves with shelving. Oak effect flooring, single radiator, power points, pendant light point. Open plan stairway rising to the first floor. Lobby with door to basement and open to kitchen/ dining plus further open doorway to...

## KITCHEN AND DINING ROOM

**14' 4" x 12' 0" (4.37m x 3.65m)**

Modern contemporary styled kitchen with a range of eye, base and drawer units (including 'magic corner' pull out base unit) with 'soft close' mechanism. Marble effect work surfaces. Granite effect composite sink and drainer with mono tap. Inset eye level double oven (one 'combi' – with microwave). Integrated full height fridge/ freezer and slimline dish-washer. Built-in wine cooler. Cupboard concealed 'Worcester' branded gas boiler. Breakfast bar with triple pendant hanging lights. Power points, contemporary styled vertical radiator, recessed ceiling spotlights, rear aspect double glazed window. Door to...

## REAR LOBBY

**5' 7" x 2' 8" (1.70m x 0.81m)**

Ceramic tile floor, recessed ceiling spotlight, double glazed door to rear/ garden aspect. Door to...

## GROUND FLOOR BATHROOM/ UTILITY.

**8' 5" x 5' 7" (2.56m x 1.70m)**

Modern suite comprising panelled bath, wall mounted basin inset to vanity / storage unit, low flush WC, single radiator, fully tiled walls, oak effect flooring, side aspect double glazed window. Double doors to base level utility cupboard with plumbing and space for automatic washing machine and engineered oak work surface.

## FIRST FLOOR LANDING & LOBBY

Main landing with ceiling hatch to loft space, pendant light point, door to bedroom one and open doorway to lobby area; with recessed spotlight plus doors to bedroom two and shower room.

## BEDROOM ONE

**14' 4" x 10' 3" (4.37m x 3.12m)**

Front aspect double glazed window, focal point exposed brick chimney breast and display fireplace. Opening to recessed wardrobe/ storage area, pendant light point, power points, double radiator.

## BEDROOM TWO

**12' 0" x 9' 5" (3.65m x 2.87m)**

Rear aspect double glazed window, built-in triple wardrobe, pendant light point, double radiator, power points.

## FIRST FLOOR BATHROOM

**8' 2" x 4' 10" (2.49m x 1.47m)**

Recently created contemporary style suite comprising oversize glazed & fully tiled shower cubicle, wash basin inset to vanity storage unit, low flush WC. Ladder style heated towel rail/ radiator, fitted eye level cabinet, extractor unit and ceramic tile floor.

## BASEMENT AREA

**14' 4" x 13' 6" (4.37m x 4.11m)**

Currently non habitable yet good for storage with 7' head clearance. Featuring front aspect double glazed window, wall mounted electric consumer unit, wall mounted gas meter/ connection box and lighting.

## OUTSIDE: TOWN GARDEN

**22' 0" x 14' 0" (6.70m x 4.26m) Max.**

A neat, recently landscaped garden comprising areas of stone chip and raised timber decking to the rear. The original brick wall has been repointed plus the garden enjoys a sunny south-westerly orientation.

## TENURE

Freehold.

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

## COUNCIL TAX

Cheltenham Borough Council – Band 'B'

## VIEWING

By prior appointment via Sam Ray Property

