

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com



15 Tom Price Close Fairview, Cheltenham GL52 2LE

- Well Presented Town Centre Home • Two c. 13' x 8' Double Bedrooms
- Frontage leads to Enclosed Porch • Bathroom Suite + Shower System
- c. 16' Reception + Spiral Staircase • Double Glazing & Electric Heating
- c. 13' Mod. Kitchen & Dining Room • 40' Landscaped Garden & Parking

Region of £230,000

Tom Price Close, Fairview for Super Two Bedroom House with Off Road Parking – Well Presented & Comprising...

Enclosed Porch, 16' Sitting Room, 13' Kitchen/Dining Room & Airy Spiral Staircase to 1st floor...

Two c. 13' x 8' Bedrooms + Modern Bathroom w. Shower...

Neat Frontage, 40' Landscaped Garden with Rear Access + Double Glazing & Electric Heating...

NO CHAIN!



ENTRANCE AREA

Traditional style composite front door with 'PIR' sensor light over, leads to...

ENCLOSED PORCH

Automatic ceiling light, tile effect flooring, wall mounted gas and electric meters, cloak hanging hooks. Part glazed panelled door to...

SITTING ROOM

15' 10" x 12' 8" (4.82m x 3.86m)

Front aspect double glazed window, ceiling spotlights, double panel electric radiator, power points, telecom point, media points (Virgin Media and Open Reach). Open plan iron and hardwood spiral staircase rising to the first floor. Space saving sliding panelled door to...

KITCHEN/ DINING ROOM

12' 8" x 7' 6" (3.86m x 2.28m)

Kitchen Area

Range of light wood eye, base and drawer units with granite effect work surfaces, inset stainless steel sink and drainer plus mosaic tile splash-back areas. Inset double oven, ceramic hob and extractor hood, plumbing and space for washing machine. Recessed ceiling spotlights, chrome power points and sockets, rear aspect double glazed picture window, tile effect vinyl floor. All open to...

Dining Area

Stone effect tile floor, recessed ceiling spotlights, chrome power points, space for compact breakfast/ dining table. Double glazed door to rear/ garden aspect.

FIRST FLOOR LANDING

Power points, doors to first floor rooms, ceiling hatch to insulated loft space.

BEDROOM ONE

12' 8" x 8' 3" (3.86m x 2.51m)

Front aspect double glazed window, power points, TV point, rack of ceiling spotlights.

BEDROOM TWO

12' 8" x 7' 7" (3.86m x 2.31m)

Rear aspect double glazed window, power points, telecom point, ceiling spotlights. Door to airing cupboard (with factory lagged tank and slatted shelving)

BATHROOM SUITE

Modern fully tiled suite comprising: Pine panelled bath, wall mounted shower system, pedestal wash basin with mixer tap, low flush WC, fitted shelving and cabinet, oak effect vinyl flooring, extractor fan and ceiling light.

OUTSIDE: FRONTAGE

A neat lawn frontage with paved path to porch and stone chip planting border.

REAR GARDEN

30' 0" x 14' 0" (9.14m x 4.26m)

A low maintenance, fully enclosed garden with sunny South-Easterly orientation. Nearest the property is flagstone terrace/ seating area with low maintenance borders. A step-up leads to stone retained square of artificial lawn and paved path to base for timber garden shed and further path to rear access point and...

PARKING FACILITY

Allocated Off Road Pacing Space close to the property & directly accessed via Rear Gate.

TENURE

Freehold.

SERVICES

Mains Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'B' Cheltenham Borough Council

