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## **16 Cleevemount Close Pittville, Cheltenham GL52 3HP**

- Impressive Extended Semi Det. Bungalow
- Two Bedrooms of c. 12' x 10' and 9' x 8'
- Flagstone Frontage & Landscaped Garden
- Modern 'Wet Room' with Shower System
- 15' Sitting Room & 13' Conservatory/ Dining
- Mod. DG, Gas CH, Alarm & Video Entry
- Modern c. 13' x 13' Kitchen/ Breakfast Room
- Block Paved Drive & 20' Garage/Workshop

**£367,000**

***Extended, High-Quality Semi-Detached Bungalow – upon a Tree Lined Avenue, close to Town & Pittville Park...***

***Recessed Porch, 'L' Shape Hall, 15' Bay Sitting Room, c. 13' Kitchen/ Breakfast, Conservatory/ Dining Room, Two Good Bedrooms (12' & 9') & Modern 'Wet Room'...***

***Outside: Super Landscaped Gardens, Ample Parking, 20' Garage/ Workshop...***

***Modern Double Glazing, GCH, Alarm, Video Entry etc...***



Entrance Area

Wall mounted lantern style courtesy light, step up to recessed porch with tile flooring, cottage style front door with glazed/ leaded light inset.

Entrance Hall

'L' Shape Hall with genuine oak flooring, recessed ceiling spotlights, ceiling hatch (with ladder) to insulated loft space, radiator, power points, telecom point, ceiling smoke alarm. Door to utility cupboard. Wall mounted central heating control, wall mounted 'Texecom' branded control panel for electronic security system, wall mounted video entry pane and handset. Panelled doors to most rooms.

Sitting Room

14' 10" x 10' 5" (4.52m x 3.17m)

Front aspect double glazed bay window, focal point regency style fireplace with marble back & hearth plus inset coal effect electric fire. Double radiator, ample power points, TV point, pendant light point.

Kitchen / Breakfast Room

12' 9" x 12' 8" (3.88m x 3.86m)

Modern 'high gloss' kitchen with comprehensive range of 'mushroom' eye, base and drawer units (with 'soft-close' mechanism) dual eye level glass fronted display cabinets, LED plinth lighting, granite effect work surfaces & splash-back, inset stainless steel sink and drainer with mono tap, inset 5 ring gas hob (with tile splash-back) electric oven and matching extractor hood over. Range of built-in appliances to include full height fridge/ freezer, dishwasher and washing machine. Matching granite effect breakfast bar. Genuine oak flooring, recessed ceiling spotlights, power points, dual aspect double glazed windows. Walk thorough opening to...

Conservatory/ Dining Room

13' 0" x 6' 6" (3.96m x 1.98m)

Genuine Oak Flooring, vaulted ceiling (with insulation), wall up light points, power points, double radiator, dual aspect three quarter height double glazed windows (with 'top openers') and double glazed french doors to the rear / garden aspect.

Bedroom One

12' 5" x 10' 5" (3.78m x 3.17m)

Double glazed skylight window with electronically operated opening and black-out blind. Three quarter width oriental style triple wardrobe/ storage with mirrored sliding doors. Pendant light point, power points, radiator.

Bedroom Two

9' 0" x 8' 6" (2.74m x 2.59m)

Front aspect double glazed window, pendant light point, radiator, power points.

Bathroom

6' 7" x 5' 7" (2.01m x 1.70m)

Fully tiled 'wet room' with acrylic non slip flooring, ceramic stone tile walls, wall mounted 'Mira' shower system, pedestal wash basin, low flush WC, chrome ladder style heated towel rail/ radiator, recessed fitted shelving, opaque double glazed window to the side aspect.

Outside: Frontage

Patterned block paved drive/ walkway leads from front the rear of property (via storm gates to garage) and is flanked by a low maintenance Indian sandstone frontage with central retained planting bed. The frontage is defined by modern dwarf brick wall with opening for vehicular & pedestrian access.

Rear Aspect

53' 0" x 26' 0" (16.14m x 7.92m)

A mature, fully enclosed garden. Nearest the property is a generous paved sun terrace with direct access from the sun room, planted borders, personal door to garage/ workshop and step up to main section of level lawn with planted borders, a small greenhouse, paved path to rear sited pond and further hard standing.

Garage

20' 1" x 8' 8" (6.12m x 2.64m)

A tandem length garage workshop that is traditionally brick built with modern fibre-glass roof covering. Front aspect 'up & over' door, side aspect personal door and dual aspect casement windows. Internally, power points, lighting and sizeable fitted work unit and shelving.

Note: Narrow width/ access along the side of property to garage.

Tenure

Freehold.

Services

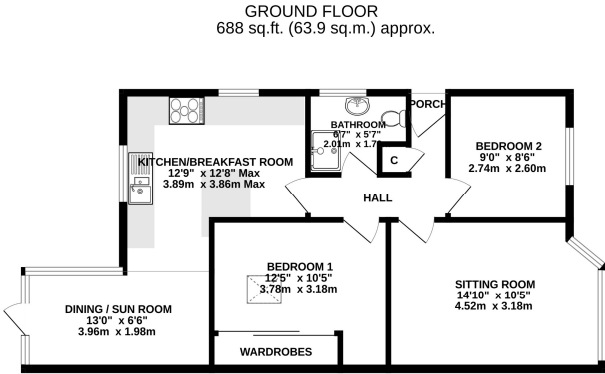
Mains Gas, Electricity, Water and Drainage appear connected.

Council Tax

Cheltenham Borough Council – Band 'C'.

EPC Rating

Band 'C' – Score of 70



TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misinterpretation. This plan is for guidance purposes only and does not constitute an offer or contract. The actual layout, dimensions and details of the property may vary from those shown on the plan. As to their accuracy, in efficiency and the goods made and delivered under the plan.