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# 23 Normal Terrace Cheltenham GL50 4AR

- Town Centre, High Spec. Period Style House Two Bedrooms of c. 13' x 10' & 12' x 6'7
- Canopy Porch, Ent. Hall and DS Cloakroom Modern Re-fitted Bathroom with Shower
- 15' x 10' Sitting Room with Garden Aspect
  Period Style DG Sash Windows & Gas CH
- 13' x 10' Fitted Kitchen opens to Dinng Area Sunny Garden, Rear Courtyard & Parking

£272,500

Modern Period Style Home with High Specification and Handy Central Location Close to Brewery Complex...

With...Porch, Hall, Cloakroom, 15' Sitting, Full Width Kit/Diner, Two Bedrooms (13' x 10' & 12' x 6'5), Modern Bathroom...

Sunny Gardens, Rear Courtyard & Parking (1-2) ...

**IMMACULATE & CHAIN FREE** 

## **ENTRANCE AREA**

Leaded canopy porch, part glazed front door to...

# **ENTRANCE HALL**

Wood effect flooring, power point, pendant light point, stairway rising to the first floor. Door to...

# SITTING ROOM

15' 3" x 9' 9" (4.64m x 2.97m)

Front aspect double glazed sash windows, wood effect flooring, power points, TV point, radiator, pendant light point. Glazed double doors to...

# **KITCHEN & DINING ROOM**

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

# Kitchen area

Modern range of light wood eye, base and drawer units, granite effect worksurfaces and tile splash-back areas. Inset 1.5 bowl sink and drainer with mono tap, inset electric oven, gas hob and matching extractor hood, space for fridge/ freezer, plumbing and space for washer/dryer, wood effect flooring, power points, radiator, ceiling spotlights, wall mounted 'Worcester' branded gas boiler, rear aspect double glazed sash window. All open to...

# Dining area

Space for dining table, door to rear/garden aspect, power points, radiator, pendant light point, wood effect flooring. Door to...

# **GROUND FLOOR CLOAKROOM**

5' 4" x 3' 3" (1.62m x 0.99m)

Low flush WC, wash basin with tile splash-backs, extractor fan, wood effect flooring.

## FIRST FLOOR LANDING

Ceiling hatch to loft space, doors to first floor rooms.

## **BEDROOM ONE**

13' 8" x 9' 9" (4.16m x 2.97m)

Dual front aspect double glazed sash windows, light oak effect flooring, pendant light point, power points, radiator.

# **BEDROOM TWO**

12' 0" x 6' 7" (3.65m x 2.01m)

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

# **BATHROOM SUITE**

6' 9" x 6' 4" (2.06m x 1.93m)

Panelled bath with mixer shower system, glazed folding shower screen, pedestal wash basin, low flush WC, radiator, double glazed opaque sash window to the rear aspect.

# **OUTSIDE: FRONT ASPECT**

17' 0" x 14' 0" (5.18m x 4.26m)

The property is approached via tarmac driveway with gated access to low maintenance paved front garden with some border planting and plenty of space for seating arrangements etc... This garden enjoys a perfect south westerly orientation.

# **REAR ASPECT**

14' 0" x 10' 0" (4.26m x 3.05m)

A low maintenance paved garden that is fully enclosed by high rendered wall.

# **OFF ROAD PARKING**

Tarmac driveway provides comfortable parking for 1 or two smaller vehicles.

# **TENURE**

Freehold.

## SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

# **COUNCIL TAX**

Cheltenham Borough Council / Band 'B'

# **EPC RATING**

To be confirmed.

# **VIEWING**

By Prior Appointment via Sam Ray Property





