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30 Sandford Street St Lukes, Cheltenham GL53 7JR

- Well Presented Double Fronted Period House
- A Genuine c. 1100 sq. ft of Accommodation
- Roomy 14' x 13' Sitting Room & 12' Dining Rm
- Modern 10' Fitted Kitchen & Access to Cellar
- 3 Generous Bedrooms (14', 12' & 10')
- Contemporary Styled FF Bathroom
- Modern Electrics, Heating & Windows
- Dual Town Gardens & Permit Parking

£380,000 & No Chain

Prime Town Centre for Sizeable Double Fronted Period Property – A Short Stroll to Cheltenham Town Hall, Imperial Gardens etc...

Featuring 16' Hall, 14' Sitting Room. 12' Dining Room, Mod. Kitchen, Dual Town Gardens...

1st Floor: Three Good Bedrooms (14', 12' & 10') & Modern Bathroom...

Also Fully Double Glazed, Gas Central Heating and Permit Parking Facility.



Entrance Area

Railed stone steps up to semi-recessed arch porch with original mouldings and corbels. Panelled front door with fan light over.

Entrance Hall

14' 3" x 3' 0" (4.34m x 0.91m)

Inset door mat, recessed ceiling spotlights, stairway rising to the first floor. Original pine panelled doors to receptions and kitchen.

Dining Room

12' 3" x 9' 5" (3.73m x 2.87m)

Front aspect double glazed sash window, exposed floorboards, double radiator, run of ceiling lights, brush steel power points and switches. Door to built-in storage. Pine panelled door to...

Sitting Room

14' 4" x 13' 8" (4.37m x 4.16m)

Front aspect double glazed sash window, exposed floor boards, focal point iron fireplace, built-in alcove storage and shelving, double radiator, pendant light point, second rear aspect opaque double glazed window.

Fitted Kitchen

10' 4" x 10' 4" (3.15m x 3.15m) Max

Modern white range of eye, base and drawer units with granite effect work surface and splash-back. Inset composite 1.5 bowl sink and drainer with mono tap. Inset oven, gas hob and extractor hood. Space for full height fridge/ freezer. Tile effect vinyl flooring, radiator, power points. Rear aspect double glazed windows plus dual aspect double glazed doors to each courtyard garden.

First Floor Landing

Side aspect double glazed window. Pine panelled doors to bedrooms and bathroom.

Bedroom One

14' 5" x 11' 7" (4.39m x 3.53m)

Dual front aspect double glazed sash windows, door to built-in storage/ wardrobe with further high level storage over. Built-in triple wardrobe/ storage. Decorative fireplace, power points, pendant light point, double radiator.

Bedroom Two

13' 8" x 13' 6" (4.16m x 4.11m)

Dual front aspect double glazed sash windows. Three built-in walnut effect double wardrobes/ storage. Pendant light point, double radiator, power points.

Bedroom Three

10' 2" x 7' 10" (3.10m x 2.39m)

Rear aspect double glazed window, recessed ceiling spotlights, power points, door to built-in wardrobe/ storage.

Bathroom

7' 1" x 6' 4" (2.16m x 1.93m)

Contemporary styled suite comprising panelled bath, wall mounted shower system with glass shower screen. Wash basing and WC recessed to vanity / storage unit. Radiator, recessed ceiling spotlights, rear aspect opaque double glazed window, tile effect vinyl flooring.

Outside: Courtyard Gardens

Dual town courtyards are accessible from the kitchen area – Main rear walled courtyard measures approx. 12' x 10' and enjoys sunny south westerly orientation – Refer to photos.

Basement Area

Landing level plumbing and space for automatic washing machine plus wall mounted 'Worcester' branded gas 'combi' boiler. Stairs lead to currently non habitable basement area – with strip lighting, front aspect opaque window, door to built-in storage plus cupboards housing electric meter and 'consumer unit'.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage appear connected – seek verification prior to completion.

Council Tax

Cheltenham Borough Council – Band 'C'.

EPC Rating

Band 'D' – 62/100.

