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## **Leyhill Cottage** **73B Market Street, Cheltenham GL50 3NJ**

- Ideal Town Centre Location for 2103 Cottage
- Immaculate + Pleasing Contemporary Design
- c. 25' Living Area with Oak Flooring and...
- Modern Fitted Kitchen with Central Island
- Two 1st Floor Dbl. Bedrooms (13' & 11')
- Modern Fully Tiled Bathroom + Shower
- Gated Access to Frontage/Town Garden
- Generous Block Paved Parking Space

**£257,500**

***Handy Central Location for this 2013 Contemporary Styled Cottage with Parking Space! – Handy for Waitrose, Station and Town...***

***Benefits to Include: S/W Facing Sunken Town Garden, Light & Airy 25' Living & Kitchen Areas, Two 1<sup>st</sup> Floor Double Bedrooms and Stylish Bathroom Suite...***

***Fully Double Glazed and Gas Central Heating***



Gated steps down via courtyard to covered porch and double-glazed front door with fan light over.

**24' 8" x 13' 6" Max. (7.51m x 4.11m)**

Front and side aspect double glazed windows, Oak flooring, recessed ceiling spotlights, facility for wall mounted TV, Power Points, double radiator, door to under-stairs storage, space for sitting and dining. All open to...

Comprehensive range of 'high gloss' eye, base and drawer units plus matching centre island (with hob & base storage) Granite effect work surfaces and splashbacks, stainless steel sink and drainer with mono tap, eye level oven and ceramic hob. Integrated fried/ freezer, dishwasher and washer/dryer. Cupboard houses 'Worcester' branded gas boiler. Pendant hanging lights and recessed ceiling spotlights, power points, oak flooring and dual aspect double glazed windows.

**9' 5" x 6' 0" (2.87m x 1.83m)**

Recessed ceiling spotlights, power points.  
 Panelled oak doors to first floor rooms.

**13' 6" x 9' 0" (4.11m x 2.74m)**

Front (2) & side aspect double glazed windows,  
power points, double radiator, pendant light point.

**11' 0" x 8' 10" Max. (3.35m x 2.69m)**

Rear and side aspect double glazed windows, power points, double radiator, pendant light point. Double doors to built-in wardrobe/ storage.

**7' 5" x 6' 2" (2.26m x 1.88m)**

Contemporary style fully tiled bathroom comprising panelled double ended bath with adj. wall mounted shower and glass screen. Wall mounted wash basin and semi recessed WC. Tile flooring, ladder style heated towel rail and recessed ceiling spotlights.

**15' 0" x 14' 0" (4.57m x 4.26m)**

Ideal South Westerly orientation and a surprising degree of privacy for this neat paved town garden with gated stepped access and bordered by rendered walls and horizontal timber slatted fencing.

Generous front aspect block paved parking space that doubles as pedestrian access to the property.

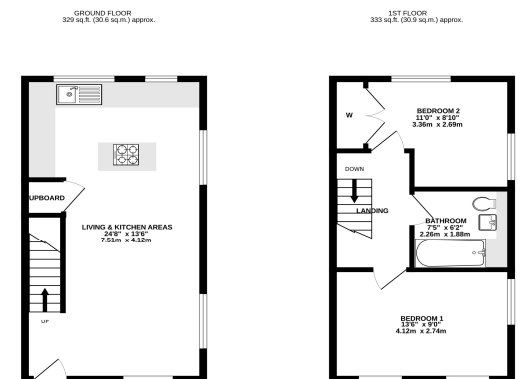
Freehold.

Mains Gas, Electricity, Water and Drainage are connected.

Cheltenham Borough Council – Band ‘B’

Band 'C' – 73 / 100.

By prior appointment via Sam Ray Property.



**TOTAL FLOOR AREA: 692 sq ft. (61.5 sq m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.