

**OFFICE: 01242 222 022**

**MOBILE: 07786 133768**

**EMAIL: [info@samrayproperty.com](mailto:info@samrayproperty.com)**



## **29 Cotswold Road Lynworth, Cheltenham GL52 5EL**

- Sizeable & Well Presented Semi Detached
- Porch, 11' Hall and 13' x 11' Sitting Room
- Modern 19' x 11' Fitted Kitchen/Dining Rm
- Side Passage/Utility to DS Shower Room
- Three First Floor Bedrooms (12', 11' & 9')
- Modern Bathroom with Shower System
- Neat Block Paved Driveway (3- 4 Cars)
- Super South Facing 70' x 30' Rear Garden

**£295,000**

***Well Presented Mature Semi-Detached Family Home with Ample Parking + Super 70' x 30' South Facing Garden...***

***Porch, 11' Hall, 13' Sitting Rm, 19' Kitchen / Dining, Side Passage to Utility & GF Shower Rm – FF: Airy Landing and Three Good Bedrooms (12' 11' & 9') + Bathroom w. Shower...***

***NO ONWARD CHAIN***



**Entrance Porch**

Covered Porch and double-glazed front door to...

**Entrance Hall**

11' 8" x 6' 6" (3.55m x 1.98m)  
Stairway rising to the first floor, access to under-stairs storage (also housing utility meters), power points, pendant light point, Edwardian style radiator. Doors to kitchen/ dining room and...

**Sitting Room**

12' 3" x 11' 9" (3.73m x 3.58m)  
Rear/ Garden aspect double glazed picture window, ceiling coving, power points, TV point, double radiator, pendant light point.

**Kitchen/ Dining Room**

19' 0" x 11' 1" Max (5.79m x 3.38m)

**Kitchen Area**

Range of 'high gloss' eye, base and drawer units, granite effect work surfaces, tile splash-back areas, 1.5 bowl sink and drainer with mono tap, inset electric oven, gas hob and extractor hood. Plumbing and space for dishwasher, wall mounted 'Worcester' branded gas boiler, power points, pendant light point, oak effect flooring, door to side passage/ utility, front aspect double glazed window. All open to...

**Dining Area**

Oak effect flooring, pendant light point, double panel radiator and rear aspect double glazed sliding doors with garden outlook and access.

**Side Passage & Utility**

18' 9" x 7' 9" Max (5.71m x 2.36m)  
Front aspect double glazed door, recessed storage shelving, open doorway to further built-in storage with shelving, strip lighting, power points. Opens to utility area with plumbing and space for washing machine, part glazed door to garden plus door to...

**Ground Floor Shower/ Cloakroom**

7' 2" x 4' 4" (2.18m x 1.32m)  
Side aspect double glazed window, glass door to fully tiled shower cubicle, was basin inset to vanity storage, low flush WC, enamel ladder style heated towel rail/ radiator, pendant light point.

**First Floor Landing**

8' 10" x 6' 5" (2.69m x 1.95m)  
Front aspect double glazed window, ceiling hatch to loft space, Doors to all first-floor rooms.

**Bedroom One**

11' 6" x 10' 8" (3.50m x 3.25m)  
Rear aspect double glazed window, radiator, power points, pendant light point.

**Bedroom Two**

12' 3" x 11' 8" (3.73m x 3.55m)  
Rear aspect double glazed window, radiator, power points, pendant light point.

**Bedroom Three**

8' 9" x 8' 1" (2.66m x 2.46m)  
Front aspect double glazed window, radiator, power points, pendant light point, opening to recessed built-in wardrobe/ storage.

**First Floor Bathroom**

6' 5" x 5' 5" (1.95m x 1.65m)  
Panelled bath, wall mounted 'Mira' shower system with glass shower screen, pedestal wash basin, low flush WC, tile splash-back areas, enamel ladder style heated rail/ radiator, extractor fan, recessed ceiling spot lights, side aspect opaque double-glazed window.

**Outside: Frontage**

A neat open plan block paved drive provides comfortable parking for three vehicles. Also, pedestrian access to entrance porch and side passage.

**Rear Aspect**

70' 0" x 30' 0" (21.32m x 9.14m)  
A mature due South facing rear garden that is fully enclosed by modern timber fencing. Nearest the property is a paved sun terrace - that can also be accessed from the dining room – beyond is a large section of level lawn with mature planted borders plus further rear terrace and corner retained planting beds.

**Tenure**

Freehold

**Services**

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

**Council Tax**

Cheltenham Borough Council – Band 'B'

