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78 Broad Oak Way Up Hatherley, Cheltenham GL51 3LG

- Georgian Style Semi: **REQUIRES UPDATING**
- Excellent Location for Schools & Amenities
- Porch, Hall & Bay Fronted 15' Sitting Room
- Dated/ Basic Kitchen opens to Dining Room
- Three Bedrooms (of c. 12', 11' and 9')
- Dated, Functional Bath/ Shower Rm
- Neat Frontage & Sunny Rear Garden
- Adjacent Garage and Parking Space

Offers Over £230,000

Chance to Enhance a Georgian Style Three Bedroom End Terrace in Popular Hatherley Location...

Just about 'Liveable' yet in Need of Modernisation (i.e. kitchen, bathroom, windows, central heating installation, wiring upgrade & general cosmetics)

Priced Accordingly at 'OIEO £230,000' – So, Clear Potential to Rejuvenate this Well-Balanced Family Home in One of Cheltenhams Better Locations - Also No Chain!

Entrance Area

Step up to arch porch and double-glazed front door.

Entrance Hall

Pendant light point, power point, stairway rising to the first floor. Door to...

Sitting Room

14' 9" x 12' 10" (4.49m x 3.91m)

Focal point gas fireplace, front aspect double glazed bay window, power points, pendant light point. Door to under-stairs built-in storage (with lighting & electric meters). Sliding glazed door to...

Dining Room

9' 3" x 8' 5" (2.82m x 2.56m)

Pendant light point, radiator, power points, double glazed door and window to the rear aspect. Open doorway to...

Kitchen

9' 4" x 7' 4" (2.84m x 2.23m)

A more dated yet functional kitchen with some eye, base and drawer units, stainless steel sink and drainer, connection for cooker, washing machine and space for refrigerator. Power points, ceiling strip lighting, rear aspect double glazed window.

First Floor Landing

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

Bedroom One

12' 2" x 9' 1" (3.71m x 2.77m)

Front aspect double glazed window, pendant light points, power points, door to airing cupboard (with lagged water cylinder)

Bedroom Two

11' 6" x 9' 1" (3.50m x 2.77m)

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

Bedroom Three

9' 9" x 6' 8" (2.97m x 2.03m)

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

Bathroom

6' 8" x 6' 1" (2.03m x 1.85m)

More dated yet functional suite with double size shower cubicle, wash basin and WC. Tiled and acrylic splash-back areas, extractor fan, pendant light point, rear aspect double glazed window.

Outside: Frontage

A neat open-plan front garden. Gated side access point.

Rear Garden

33' 0" x 23' 0" (10.05m x 7.01m)

Perfect sunny orientation rear garden that is enclosed by fencing and hedgerow. With a mixture of patio and planting beds that will require some nurture. The garden continues along the side of the property to the gated side access point.

Garage & Parking

Singe garage with 'up & over' door is situated en-block; almost directly to the rear of property.

Tenure

Freehold.

Services

It appears mains electricity, water and drainage are connected – seek verification via solicitor prior to purchase.

Council Tax

Cheltenham Borough Council – Band 'C'

Viewing

By prior appointment via Sam Ray Property.

