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## **1 Wentworth Close Springbank, Cheltenham GL51 0NT**

- Three Chalet Style Bedroom Semi Detached
- Requires Some Updating w. Great Potential
- More Dated Cosmetics, Kitchen & Bathroom
- Modern Gas C. Heating and Double Glazing
- 16' Sitting Rm w. Fireplace & Pic Window
- Sizeable 12' x 11' Kitchen & Dining Room
- Three Good Bedrooms ( of 16', 15' and 9')
- Ample Parking, Garage & 40' x 30' Garden

**Region of £247,500**

***New... Three Bedroom Semi Detached in Springbank –  
Vintage Condition so Great Potential to Update / yet Clean  
& Tidy & Perfectly Liveable as-is...***

***More Original Kitchen, Bathroom, Wiring yet Mod. Boiler/  
Heating & Double Glazing...***

***c. 800 sq. ft of Balanced Accommodation, Ample Parking,  
Garage & 40' x 30' Garden.***

**NO ONWARD CHAIN**

Covered and lighted porch. Part glazed front door to...

Radiator, pendant light point, telecom points, Virgin Media point. Stairway rising to the first floor. Doors to all ground floor rooms.

**16' 2" x 9' 6" (4.92m x 2.89m)**

Front aspect double glazed picture window. Focal point fireplace with inset vintage gas fire. Double radiator, power points, pendant light point.

**11' 10" x 10' 9" (3.60m x 3.27m)**

Range of eye, base and drawer units with laminate work surfaces and tile walls/ splashbacks, stainless steel sink and drainer, space and connection for cooker, washing machine and fridge/ freezer, tile effect flooring, power points, ceiling lighting. Door to built-in pantry cupboard. Two under-stairs built-in storage cupboards (one housing gas & electric meters) Rear aspect double glazed door and window.

**5' 10" x 5' 0" (1.78m x 1.52m)**

Panelled bath recessed 'Mira' shower system. Pedestal wash basin, radiator, ceiling light and rear aspect opaque double-glazed window.

Side aspect opaque double-glazed window, low flush WC.

**8' 0" x 5' 10" (2.44m x 1.78m)**

Ceiling hatch to insulated loft space. Doors to each bedroom.

**16' 2" x 9' 5" (4.92m x 2.87m)**

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

**15' 2" Max. x 8' 2" (4.62m x 2.49m)**

Rear and side aspect double glazed windows, double radiator, power points, pendant light point.

**8' 10" x 8' 1" (2.69m x 2.46m)**

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

A neat level-lawn garden with some border planting is flanked by hardstanding drive for two-three vehicles and leading to...

Detached 'Marley' style concrete panelled garage with pitched roof, front 'up & over' and side personal door access.

**40' 0" x 30' 0" (12.18m x 9.14m)**

A feature of the property is the 40' x 30' Rear garden with full width terrace leading to sizeable section of lawn with central path and mature border planting. Also base for timber garden shed and personal door to the detached garage.

Freehold

Mains Gas, Electricity, Water & Drainage appear connected.

Band 'C' Cheltenham Borough Council.

By prior appointment via Sam Ray Property

