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22 Wisteria Court Up Hatherley, Cheltenham GL51 3WG



- Stone Built & Adjoining Green Space
- 17' x 12' Sitting and Dining Room
- Full Width 12' Fitted Kitchen/ Utility
- Most Impressive 12' Conservatory
- Two Double Bedrooms w. Wardrobes
- Modern Bathroom w. Shower System
- Private Frontage & Sunny Rear Garden
- Single Garage with Adj. Parkin Space

Region of £285,000

Larger 750 sq. ft Two Double Bedroom Stone Built Cottage Style House Perfectly Situated Adjacent to Green Space...

A Little Dated in Places yet Well Presented Plus Large Conservatory & GARAGE...

Double Glazing, Gas Central Heating + Completed Chain so No Delays...

Priced to Sell – Phone to View!



ENTRANCE AREA

Canopy entrance porch with wall mounted lantern light, part glazed panelled front door to...

ENTRANCE HALL

Pendant light point, former external shed has been opened to create handy storage area. Wall mounted electrical consumer unit. Door to...

SITTING & DINING ROOM

5.26m(17'3") x 3.73m(12'3")

Front aspect double glazed window, open plan stairway to first floor, double doors to understairs storage, handy built-in understairs desk/ study surface, two single panel radiators, TV point, 'Virgin Media' point, power points, recessed ceiling spotlights. Door to...

FITTED KITCHEN/ UTILITY

3.73m(12'3") x 2.26m(7'5")

KITCHEN AREA

A range of cream eye, base and drawer units, laminate work surfaces, sink and drainer with swan neck mono tap, tile splash-back areas, inset branded oven and hob, plumbing & space for dishwasher, wood effect flooring, power points, rear aspect double glazed window. Open to...

UTILITY AREA

Further matching cream drawer units, full height storage unit, laminate work surfaces, plumbing and space for automatic washing machine, space for full height fridge / freezer, wall mounted 'Greenwood' extractor fan, double glazed door to...

CONSERVATORY

12' 9" x 9' 9" (3.88m x 2.97m)

Brick base construction with triple aspect double glazed windows with top opening ventilation plus heat reflective glass roof. Tile floor with under floor heating system, power points, wall mounted heating control. Double glazed French doors lead to the rear garden terrace.

FIRST FLOOR LANDING

Ceiling hatch to insulated and boarded loft space, power point, cupboard (housing 'Worcester' gas boiler and two tiers of slatted shelving), doors to bedrooms and bathroom.

BEDROOM ONE

3.10m(10'2") x 3.05m(10'0")

Front aspect double glazed window, dual built-in double wardrobes, power points, single panel radiator, pendant light point.

BEDROOM TWO

3.76m(12'4") x 2.31m(7'7")

Double glazed window to the rear aspect, two built-in double wardrobes/ storage, single panel radiator, power points, ceiling spotlights.

BATHROOM

Modern white suite with double ended panelled bath, wall mounted shower system with glass shower screen, pedestal wash basin, low level W.C, enamel ladder style heated towel rail radiator, 'Greenwood' extractor fan, shaver socket, opaque double-glazed window to the side aspect.

FRONT ASPECT

Paved terrace/ walkway leads to porch. Neat lawn frontage (that is private enough to be used as secondary garden/ seating area) and gated side access point.

REAR GARDEN

30' 0" x 25' 0" (9.14m x 7.61m)

A sunny westerly oriented corner plot garden that is fully enclosed by timber fencing and matching stone brick wall. Nearest the property is a flagstone sun terrace with rectangle of level lawn beyond. Also hardstanding to timber garden shed plus gated pedestrian gated side access.

GARAGE

16' 8" x 8' 4" (5.08m x 2.54m)

Single Garage with metal 'up & over' door with one parking space adjoining.

TENURE

Freehold

SERVICES

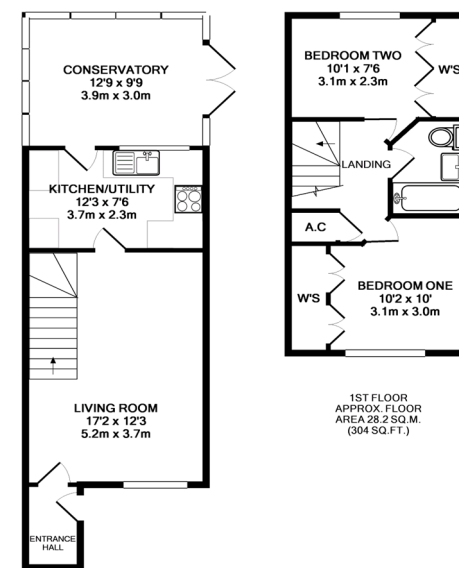
Mains gas, electricity, water and drainage are connected.

COUNCIL TAX

Band 'C' £1832.66 for 2023/24.

VIEWINGS

By prior appointment via Sam Ray Property.



GROUND FLOOR
APPROX. FLOOR
AREA 41.3 SQ.M.
(445 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 28.2 SQ.M.
(304 SQ.FT.)

TOTAL APPROX. FLOOR AREA 69.5 SQ.M. (748 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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.
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