



## 77 Hawthorn Road, Arle, Cheltenham, GL51 7LX

- Roomy Semi Detached w Recent Upgrades
- Popular Arle; Good for Town & Chelt Station
- Canopy Entrance Porch & 11' Entrance Hall
- Sizeable 14' Sitting Room with Bay Window
- Separate c. 11' Dining Room with Patio Doors
- Modern c. 11' X 10' Fitted Kitchen
- 3 Bedrooms (13', 11', 9') w. Wardrobes
- New Bathroom Suite w. Shower System
- Ample Frontage & Sunny 45' Garden
- No Onward Chain & Priced at...

**Region of £267,500**

***Many Recent Upgrades on Generous Semi Detached; with... Porch, 11' Hall, Bay Fronted 14' Sitting Rm, Separate 11' Dining & Modern Re-Fitted Kitchen – 1<sup>st</sup> Floor: Three Bedrooms (13', 11', 9') & New Bathroom – Also Double Glazed, Gas C. Heating (New Boiler), Electrical Re-wire + Sunny, Landscaped Gardens...***

**Viewing is Highly Recommended!**



## Entrance

Canopy Porch with tile floor, double glazed front door to...

## Entrance Hall

11' 0" x 6' 7" (3.35m x 2.01m)

Double radiator, grey oak effect floor, stairway rising to first floor, under stairs storage (also housing gas & electric meters, plus, electrical consumer unit), pendant light point. Doors to kitchen and...

## Sitting Room

13' 10" x 11' 0" (4.21m x 3.35m)

Double glazed bay window to the front aspect, focal point stone surround display fireplace with tile hearth, TV point, power points, radiator, sealing light points and wood effect tile floor. Glazed door to...

## Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

Space for family size dining table, power points, double radiator, pendant light point, wood effect tile floor, rear aspect double glazed sliding patio doors to garden. Open doorway to...

## Kitchen

11' 0" x 9' 10" (3.35m x 2.99m)

Modern 'shaker' style kitchen with range of base and drawer units plus oak effect work surfaces with tile splashback areas. Single stainless-steel sink and drainer with mono tap, plumbing and space for automatic washing machine, space for cooker, space for full height fridge/ freezer, wall mounted 'Glow Worm' gas boiler, power points, pendant light point, door to pantry cupboard, UPVC security door to side passage plus door back to entrance hall.

## First Floor Landing

9' 0" x 7' 0" (2.74m x 2.13m)

Double glazed window to the side aspect, double radiator, ceiling light point, ceiling hatch to insulated loft space. Doors to bedrooms and bathroom.

## Bedroom One

13' 7" x 9' 10" (4.14m x 2.99m)

Double glazed window to the rear aspect, pendant light point, door to built-in storage/wardrobe facility, single panel radiator, power points.

## Bedroom Two

11' 1" x 10' 4" (3.38m x 3.15m)

Double glazed window to the front aspect, door to built-in storage/wardrobe facility, radiator, power points, ceiling light point.

## Bedroom Three

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

Double glazed window to the front aspect, single panel radiator, power points, pendant light point and a door to built in wardrobe/storage.

## Bathroom

6' 11" x 5' 5" (2.11m x 1.65m)

Recently Re-fitted Suite with... panelled bath with mixer plus 'cloud burst' shower head, tile/splashback areas, chrome ladder style heated towel rail, recessed ceiling spotlights, pedestal wash basin, low level w.c. opaque double glazed window to the rear aspect.

## Outside: Front Aspect

A mature front garden is mainly laid to lawn copious inset and border planting. Paved path leads to canopy porch and door to...

## Side Passage & Storage Area

Providing covered pedestrian access to the rear of the property and main property (via Upvc door to kitchen). Also, built-in storage cupboard, W.C and rear aspect c. 7' x 7' storerooms with rear aspect window. Door to...

## Rear of Property

45' 0" x 30' 0" (13.71m x 9.14m)

A fully enclosed rear garden; landscaped for visual appeal and low maintenance. Nearest the property is a full width sun terrace. Leading to sizeable section of fine stone chip interspersed with planting and bases for pot plants. Also, pergola frame seating area.

## Tenure

Freehold.

## Services

Mains Gas, Electricity, Water and Drainage.

## Construction

Non-traditional 'Wimpey - No-fines' - Popular, Mortgageable and Not on 'Government Defect list'.

## Council Tax

Band 'C' Cheltenham Borough Council

## Viewing

By Prior Appointment via Sam Ray Property on (01242) 222 022

