



23b Marle Hill Parade Cheltenham GL50 4LG

- Pittville Fringe Period Style Semi Detached
- Lots of Character with Modern Functionality
- Smart Railed Frontage to 13' Hall w. Storage
- c. 9' x 8' Re-fitted Kitchen with Oven & Hob
- Garden Aspect 16' x 13' Sitting/ Dining Room
- Two 11' Double Bedrooms w. Wardrobes
- Modern Re-fitted Bathroom with Shower
- Modern Double Glazing & Gas C. Heating
- Mature Town Garden with Rear Access
- Ideally Close to Town & Brewery Complex

Offers in the Region of £287,500

Popular Marle Hill Parade for Appealing Modern Period Style Semi – Plenty of Character & High Ceilings are a Stand Out...

Comprising c 13' Hall, Garden Aspect 16' Sitting & Dining Room, Modern Fitted Kitchen – FF: Two c. 11' Double Bedrooms (with Wardrobes) & Modern Bathroom Suite...

Smart Railed Frontage & Appealing Mature Town Garden with Rear Access.



Entrance Aea

Step up to front door with fanlight, matching period moulding with corbels.

Entrance Hall

12' 10" x 5' 10" (3.91m x 1.78m)

Ceramic tile floor, pendant light point, single panel radiator, Stairway rising to first floor, power points. Stairway rising to the first floor with access to understairs storage (with lighting) and second base level cupboard. Panelled door to sitting & dining room plus open doorway to...

Fitted Kitchen

8' 5" x 6' 6" (2.56m x 1.98m)

Modern white suite with range of eye, base and drawer units (with 'soft - close') opal granite effect work surfaces and splash-back areas, inset oven, gas hob and extractor retractable extractor hood, 1.5 bowl stainless steel sink and drainer with mono tap, plumbing and space for automatic washing machine, wall mounted electric consumer unit, wall mounted 'Worcester' branded gas boiler (for 'on demand' hot water and central heating) Ceramic tile floor, power points, pendant light points, front aspect 'sash' style double glazed window.

Sitting & Dining Areas

16' 6" x 12' 8" (5.03m x 3.86m) MAX

Sitting Area

Focal point period style fireplace, ceiling rose and cornice, power points, TV point, single panel radiator, three quarter width double glazed french doors and full height window to rear / garden aspect. Open to...

Dining Area

Space for medium size dining table, power points, pendant light point, single radiator, serving hatch from kitchen area.

First Floor Landing

6' 1" x 6' 4" (1.85m x 1.93m)

Panelled door to built-in airing/ linen cupboard (with radiator) power point, ceiling hatch with ladder to insulated and boarded loft space. Panelled doors to...

Bedroom One

10' 8" x 9' 4" (3.25m x 2.84m)

Two rear aspect sash style double glazed windows, pendant light point, built-in double wardrobe and storage, power points, single panel radiator.

Bedroom Two

10' 8" x 8' 9" (3.25m x 2.66m)

Two front aspect sash style double glazed windows, built-in double wardrobe and storage, power points, pendant light point, radiator.

Bathroom Suite

6' 3" x 6' 3" (1.90m x 1.90m)

Modern white suite with neat tile splashbacks - comprising panelled bath with mixer/ shower attachment and glass shower screen, low flush WC, wash basin inset to vanity unit, chrome ladder style heated towel rail/ radiator, non slip acrylic flooring, side aspect opaque double glazed window.

Outside: Frontage

A neat iron railed (upon dwarf wall) & gated frontage that is laid to low maintenance Cotswold stone chip. A central pathway leads to the entrance area.

Rear Aspect

A mature, enclosed rear garden that enjoys a lower maintenance yet leafy outlook. Nearest the property is flagstone sun terrace/ seating area with wind-down awning. Main section of fine stone chip has well stocked leafy borders and mosaic paved path leading to rear gated access point.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage appear connected.

Council Tax

Cheltenham Borough Council - Band 'B'

Viewing

By prior appointment via Sam Ray Property

