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## **6, Glynbridge Gardens Cheltenham GL51 0BZ**

- Extended Chalet Style Semi Detached House
- Fiddlers Green/ GCHQ end of Popular Road
- Some Updating Req. yet Very Well Presented
- Generous Frontage; Parking (2-3) & GARAGE
- Enclosed 6' x 3' Porch leads to Entrance Hall
- 16' x 10' Sitting Room with Fireplace
- Sep. 12' x 11' Dining Room opens to...
- Extension with Fitted Kitchen & Utility
- Modern Ground Fl. Bathroom + Shower
- Three Decent Bedrooms (16, 15' and 8')

**Region of £250,000**

***Extended Chalet Style Semi that is Nicely Situated at Fiddlers Green/ GCHQ end of this Popular Road...***

***Some More Minor Updating Required yet Clean, Tidy & Very Well Presented...***

***Includes... 16' Sitting Room, Sep. 11' Dining Room, Extension for Kitchen & Utility plus GF Shower Rm...***

***Upstairs are Three Bedrooms (16', 15', & 8')...***

***Outside... Ample Parking (2/3 vehicles) Detached Garage & Low Maintenance Sunny Rear Garden.***



Enclosed Porch

Double glazed front door, wood effect flooring, pendant light point, side aspect double glazed window. Part glazed door to...

Entrance Hall

Stairway rising to the first floor, pendant light point. Doors to receptions and bathroom.

Sitting Room

16' 3" x 9' 8" (4.95m x 2.94m)

Front aspect double glazed picture window, focal point fireplace with inset coal effect fire, ceiling coving, pendant light point, power points, TV point, double panel radiator.

Dining Room

11' 9" x 10' 8" (3.58m x 3.25m)

Space for family size dining table, cluster of ceiling spotlights, power points, double panel radiator, door to base level storage (also housing electric meters), door to regular storage. Open arch to...

Fitted Kitchen

9' 0" x 7' 5" (2.74m x 2.26m)

Range of white 'high gloss' eye, base and drawer units, oak work surfaces and splashbacks. .5 bowl granite sink and drainer with mono tap and tile splashback. Space and connection for gas cooker with stainless steel splash-back. Cluster of ceiling spotlights, power points, rear aspect double glazed window. Open arch to...

Utility Room

8' 9" x 5' 0" (2.66m x 1.52m)

Rear aspect double glazed window, laminate work surface, plumbing and space for 'white goods', Part glazed door to side aspect.

Ground Floor Bathroom

5' 5" x 8' 4" (1.65m x 2.54m)

A modern suite comprising Glazed Double Shower Cubicle, Pedestal Wash Basin, Low Flush WC, Double Radiator, Side Aspect Opaque Double-Glazed Window, Ceiling Light.

First Floor Landing

Ceiling hatch to insulated loft. Doors to first floor rooms.

Bedroom One

16' 2" x 9' 8" (4.92m x 2.94m)

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

Bedroom Two

15' 0" x 7' 7" (4.57m x 2.31m)

Rear and side aspect double glazed windows, door to built-in wardrobe/ storage, pendant light point, power points, double panel radiator.

Bedroom Three

8' 6" x 8' 1" (2.59m x 2.46m)

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

Outside: Front Aspect

High hedge defines front boundary to hard-standing frontage allowing comfortable parking for 2-3 vehicles, access to garage and pedestrian access to enclosed porch.

Rear Aspect

Approx. 28' 0" x 31' 0" (8.53m x 9.44m)

Sunny west facing garden that is fully enclosed by close board timber fencing. A low maintenance area comprising sun terrace and Cotswold stone chip and some border planting.

Detached Garage

'Marley' style concrete garage with metal 'up & over' door, pitched roof, window, lighting and side/ rear aspect personal door.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage appear connected (seek legal verification prior to completion)

Council Tax

Band 'C' – Cheltenham Borough Council

Viewing

By prior appointment via Sam Ray Property

