



88 Whaddon Road Cheltenham GL52 5NF

- Classic Edwardian Semi Detached House
- Well Presented with Character & Features
Recessed Tile Porch, 22' Hall & Inner Hall
- 14' Bay Sitting Room and 12' Dining Room
- Modern 15' x 10' Kitchen & Breakfast Rm
- Three Bedrooms of 15', 12' and 10'
- 1st Floor Bathroom + Shower System
- Driveway (2) and Mature 60' Garden
- Modern Windows and Heating System
- 2017 New Roof + Recent Re-Rendering

£342,500

Classic Red Brick Bay Fronted Edwardian Three Bedroom Semi Detached with Period Features, Generous Accommodation (c. 1000 sq. ft) Modern 2017 Roof, Windows, Heating etc...

Also... Off Road Parking (2), Handy Side Access and Mature, Fully Enclosed 60' Rear Garden...

Viewing is Highly Recommended.

Entrance Area

Pathway to recessed porch with original pattern tile floor, lighting plus double glazed front door with fan light to...

Entrance Hall

Original pine floorboards, pendant light point, radiator, stairway rising to the first floor, access to under-stairs storage (also housing electric fuse board). Panelled doors to receptions and open doorway to kitchen.

Sitting Room

14' 3" x 12' 0" (4.34m x 3.65m)

Front aspect double glazed bay window, focal point period style display fireplace, picture rails, ceiling cornice, pendant light point, wall light points. Exposed original pine flooring. TV point, power points, radiator.

Separate Dining Room

9' 11" x 12' 0" (3.02m x 3.65m)

Exposed original pine flooring, picture rails, space for generous dining table, focal point display former fireplace, power points, pendant light point, double glazed window to the rear aspect & open doorway with several steps down to...

Fitted Kitchen

15' 5" x 9' 11" (4.70m x 3.02m)

Modern range of eye, base and drawer units, granite effect work surfaces and splash-back ridge. Inset eye level double oven and gas hob. 1.5 bowl sink and drainer. Breakfast bar. Plumbing and space for washing machine and dishwasher. Space for full height fridge/ freezer. Cupboard houses more recent gas 'combi' boiler. Dual racks of ceiling spotlights, power points, tile effect flooring, dual aspect double glazed windows. Double glazed door to the side/ rear aspect.

Mezzanine Landing

Panelled doors to bedroom three and bathroom suite. Several steps up to...

Main Landing

Ceiling hatch to insulated loft space, power point, panelled doors to main bedrooms.

Bedroom One

15' 6" x 12' 0" (4.72m x 3.65m)

Dual front aspect double glazed windows, picture rails, power points, pendant light point, radiator.

Bedroom Two

9' 11" x 12' 0" (3.02m x 3.65m)

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

Bedroom Three

9' 11" x 5' 7" (3.02m x 1.70m)

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

Bathroom Suite

6' 0" x 7' 6" (1.83m x 2.28m) Max

Panelled double ended bath with mixer/ shower attachment, pedestal wash basin, low flush WC, tile splash-back areas, vinyl flooring, radiator, side aspect opaque double-glazed window.

Outside: Front Aspect

Open frontage with two hard-standing off road parking spaces. Pedestrian path to entrance area plus steps down to gated side access point.

Rear Aspect

Approx. 60' 0" x 20' 0" (18.27m x 6.09m)

A mature garden that is fully enclosed by block wall and timber panel fencing. Nearest the property is a hard-standing, seating area with steps down to main section of level lawn. A central paved path leads to rear section with base for timber garden shed and stone tiled seating area.

Tenure

Freehold

Services

Mains Gas, Electricity, Water & Drainage appear connected.

Council Tax

Cheltenham Borough Council – Band 'B'

Viewing

By prior appointment via Sam Ray Property.

