

OFFICE: 01242 222 022

MOBILE: 07786 133768

EMAIL: info@samrayproperty.com

73, Duke Street Fairview, Cheltenham GL52 6BS



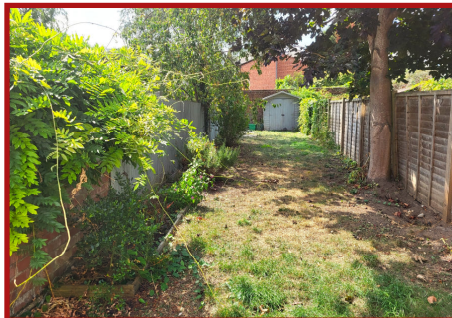
- Sought After Location for this Period Home
- Mini Lobby to 11' Front Aspect Lounge
- Requiring Updating, Liveable, Clear Potential
- Dated 11' x 10' Kitchen and Dining Area
- Secure Gated Side Entrance & Rear Access
- Rear Lobby to Dated G.F Shower Room
- Feature Sunny S/W Facing 80' Rear Garden
- Two 1st Floor c. 11' x 10' Double Bedrooms

£220,000

Sought After Duke Street for Neat Period Terrace that is 'Liveable' (subject to some basic cosmetics and Deep Clean) however Requires General Updating so Priced Accordingly at only £220,000!

Looks like Roof is Modern, as is Boiler...

Also, Feature 80' SW Facing Garden with Handy Side Access – NO CHAIN!



ENTRANCE AREA

Secure gated access via shared walkway leading to part glazed front door and side access to rear of property and gardens.

ENTRANCE LOBBY

Mini lobby with pendant light point, stairway rising to the first floor, part glazed door to the sitting room and open doorway to kitchen/ dining room.

SITTING ROOM

11' 6" x 9' 5" (3.50m x 2.87m)

Front aspect double glazed window, pendant light point, power points, radiator, telecom point, 'Virgin Media' point, some fitted shelving, cupboard access to gas and electrical meters & consumer unit.

KITCHEN / DINING ROOM

11' 6" x 9' 8" (3.50m x 2.94m)

A range of eye, base and drawer units, granite effect work surfaces and mosaic tile splash-back areas. Single stainless steel sink and drainer with mono tap. Inset stainless steel electric oven and gas hob. Plumbing and space for automatic washing machine, wall mounted 'Worcester' branded gas 'combi' boiler. Tile effect vinyl flooring, power points, cluster of ceiling spotlights, rear aspect double glazed window. Space for dining table.

REAR LOBBY

Pendant light point, tile effect flooring, part glazed door to garden/ rear of property. Panelled door to...

GROUND FLOOR SHOWER ROOM

8' 0" x 4' 9" (2.44m x 1.45m)

Corner shower cubicle with 'Mira' shower system, pedestal wash basin, low flush WC, double panel radiator, tile effect vinyl flooring, rear aspect opaque double glazed window.

FIRST FLOOR MINI LANDING

Panelled doors to each bedroom.

BEDROOM ONE

11' 7" x 9' 6" (3.53m x 2.89m)

Front aspect double glazed window, door to built-in wardrobe/ storage, radiator, power points, pendant light point, radiator.

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m)

Rear aspect double glazed window with garden outlook. Pendant light point, power points, radiator, some fitted display shelving. Ceiling hatch to loft space.

REAR GARDEN

80' 0" x 12' 0" (24.37m x 3.65m)

Feature mature landscaped garden with generous length and perfect south/ westerly orientation. The garden is mainly laid to lawn with mature border and inset aborea plus rear sited base for timber garden shed.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage appear connected – seek verification via solicitor prior to completion.

COUNCIL TAX

Band 'B'

VIEWING

By prior appointment via Sam Ray Property.

