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23 Fairford Road Oakley Grange, Cheltenham GL52 5FN



- Immaculate Oakley Grange Detached House
- Super Prominent Elevated Position & Views
- 13' Entrance Hall and Downstairs Cloakroom
- Comfortable Approx. 13' x 12' Sitting Room
- Feature 18' Kitchen/ Dining + Sep, Utility Rm.
- Three Bedrooms of 13', 9'6 & 9'6 x 8'7
- Master Ensuite & Renewed Bathroom
- Upvc D. Glazing & Gas Central Heating
- Two Tier; Decked and Lawn Gardens
- Brick Built Garage & Off Road Parking

£365,000

Immaculate Oakley Grange DETACHED House Enjoying Superior Elevated Situation for Panoramic Views Across the Rooftops and Beyond to Cleeve Hill!

The Faultless Accommodation Includes: 13' Hall, Cloakroom, 13' Sitting Rm. 18' Kitchen/Dining & Sep. Utility – Three Good Bedrooms, Master Ensuite, Newly Re-fitted Family Bathroom...

Also: Double Glazing, Gas Central Heating, Garage and Two-Tier Landscaped Gardens!



Frontage

Sloped lawn frontage with railed and fenced paved path leading to gated side aspect point and...

Entrance Area

Courtesy wall light, part glazed security Front Door to...

Entrance Hall

13' 0" x 5' 0" (3.96m x 1.52m)

Dark oak effect flooring, double panel radiator, pendant light point, power points, door to under-stairs storage. Panelled doors to sitting room, kitchen & dining areas plus...

Downstairs Cloakroom

5' 3" x 3' 0" (1.60m x 0.91m)

Dark oak effect floor, single panel radiator, corner pedestal wash basin with splashbacks, low flush WC.

Sitting Room

13' 0" x 12' 1" (3.96m x 3.68m)

Front aspect double glazed window, single panel radiator, power points, TV & media points, pendant light point.

Kitchen & Dining Room

18' 2" x 9' 3" (5.53m x 2.82m)

Kitchen Area

A range of white eye, base and drawer unis with grey granite effect work surfaces and splash-back. Inset 'Electrolux' oven, gas hob and matching stainless steel extractor hood. Inset 1.5 bowl stainless steel sink and drainer. Integrated full height fridge/ freezer. Power points, dark oak effect flooring, rack of ceiling spotlights, rear aspect double glazed window, door to utility and all open to...

Dining Area

Space for family size dining table, dark oak effect flooring, pendant light point, power points, double panel radiator. Double glazed french doors to rear decked / garden area.

Utility Room

5' 8" x 5' 4" (1.73m x 1.62m)

Granite effect work surface and splash-back. Plumbing and space for washing machine and dish-washer, fitted shelving, single panel radiator, pendant light point, power points, wall mounted gas boiler (for 'on demand' hot water and central heating via radiators) dark oak effect flooring, panelled door to walk in storage plus part glazed door to the side aspect of property.

First Floor Landing

12' 3" x 6' 10" (3.73m x 2.08m)

Door to built-in storage/ linen cupboard with fitted shelving. Panelled doors to Bedrooms and bathroom. Power point, ceiling hatch to insulated loft space.

Bedroom One

12' 10" x 10' 8" (3.91m x 3.25m)

Front aspect double glazed picture window with views across the roof tops. Pendant Light Point, single radiator, power points. Panelled door to...

Ensuite Shower Room

5' 11" x 5' 10" (1.80m x 1.78m)

Tiled, glazed corner shower cubicle, pedestal wash basin, low level W.C. single radiator, wood effect flooring, extractor fan and front aspect opaque glazed window.

Bedroom Two

9' 6" x 9' 4" (2.89m x 2.84m)

Rear aspect double glazed windows, Single Panel radiator, Pendant Light Point, Power Points, pendant light point.

Bedroom Three

9' 6" x 8' 7" (2.89m x 2.61m)

Rear aspect double glazed window, single radiator, pendant Light point, power points and media connections.

First Floor Bathroom

6' 9" x 5' 6" (2.06m x 1.68m)

Panelled with wall mounted 'cloudburst' shower system plus acrylic panel walls/ splash-back areas, pedestal wash basin with matching splash-back, low flush WC, wall mounted extractor fan, dark oak effect flooring,

Rear Garden:

Two tier garden featuring full width timber decking all enclosed with neat timber picket fencing – Ample space for elevated family seating. Steps down to large area of mainly lawn with plenty of border planting – also timber retained upper section with planting bed and paved seating area.

Garage & Parking

Single garage with 'up & over' metal door with adjacent parking space is situated close to the property.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water, Drainage appear connected.

Council Tax

Cheltenham Borough Council – Band 'D'.

Viewing

By prior appointment via Sam Ray Property.

