



6, Glynbridge Gardens Cheltenham GL51 0BZ

- Nicely Situated 'Link-Detached' Family Home
- REQUIRES UPDATING – Yet Clean and Tidy Enclosed Porch, 18' Hall and DS Cloakroom
- 14' Sitting Room, 11' Dining & Conservatory
- More Dated Fitted Kitchen & Bathroom Suite
- Three Bedrooms of 13', 12' and 9' x 6'
- 50' Frontage & Landscaped Gardens
- Ample Parking and Attached Garage
- D. Glazing, GCH and Cavity Insulation
- No Onward Chain & Priced at...

Region of £300,000

***A Well Presented Link Detached Family Home –
Requires Some Updating yet Super Situation...***

***The Property is Set 'Well Back' from the Highway with
Ample Parking, Garage, Generous Accommodation &
Mature Landscaped Gardens backing onto the River
Chelt!...***

***Perfectly Livable and Certainly Priced Accordingly and
No Onward Chain!***

Viewing is Highly Recommended.



Entrance Porch

Double glazed front door, triple aspect opaque double glazed windows, double glazed glass roof, strip lighting. Leaded light front door with matching side panels to...

Entrance Hall

18' 3" x 6' 8" (5.56m x 2.03m) **Max**

Stairway rising to first floor. Power point, ceiling and wall lights, double radiator. Glazed doors to sitting room and kitchen. Door to...

Downstairs WC

6' 9" x 2' 6" (2.06m x 0.76m)

Low flush WC, wash basin inset to vanity unit, tile splash-back areas.

Sitting Room

14' 9" x 12' 10" (4.49m x 3.91m)

Front aspect double glazed bay window focal point period style fireplace, power points, TV point, ceiling light point, two double radiators. Dual casement window and glazed door to...

Separate Dining Room

10' 10" x 9' 9" (3.30m x 2.97m)

Ceiling light point, power points, double radiator, ceiling coving, space for family size dining table, original serving hatch, door to kitchen and sliding doors to...

Conservatory

10' 9" x 5' 7" (3.27m x 1.70m)

Brick based construction with triple aspect double glazed windows, power, lighting and sloping polycarbonate roof.

Fitted Kitchen

9' 9" x 8' 3" (2.97m x 2.51m)

A range of vintage eye, base and drawer units plus tile splash-back areas, sink and drainer with mono tap, space/ connection for electric cooker with fitted extractor hood over, space for base level refrigerator, wall mounted 'Ideal' branded gas boiler, power points, space for breakfast table, rear aspect double glazed window and side aspect double glazed door to...

Side porch

4' 3" x 2' 6" (1.29m x 0.76m)

Dual aspect double glazed windows, sloping polycarbonate roof. Glazed door to rear/ garden aspect.

First Floor Landing

4' 3" x 2' 6" (1.29m x 0.76m)

Side aspect double glazed window, ceiling hatch to loft space, door to built-in linen cupboard with slatted shelving. Doors to each bedroom and bathroom suite.

Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

Rear aspect double glazed window, ceiling coving, pendant light point, power points, double radiator.

Bedroom Two

12' 5" x 9' 10" (3.78m x 2.99m)

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

Bedroom Three

9' 1" x 5' 10" (2.77m x 1.78m)

Front aspect double glazed window, pendant light point, power points, radiator. Double doors to built-in wardrobe.

Bathroom Suite

8' 6" x 5' 10" (2.59m x 1.78m)

Panelled bath, connection for shower system. Pedestal wash basin, low flush WC, radiator, ceiling light and rear aspect opaque double glazed window.

Outside: Front Aspect

51' 0" x 31' 0" (15.53m x 9.44m)

A generous frontage with providing ample parking with chance to create more if required. A neat rectangle of Cotswold stone chip features inset and border planting plus low fence border. A paved pathway leads to the entrance area plus further planted property borders & gated side access point. All flanked by the long drive that leads to the attached garage.

Rear Garden Areas

40' 0" x 32' 0" (12.18m x 9.75m)

Perfect mainly South Facing mature garden in two sections with bonus backdrop to the River Chelt!. Nearest the property is a low maintenance flagstone terrace flanked by sections of level lawn and mature planted borders. Iron gate leads to rear section – with main section dedicated to i.e. vegetable planting, a base for glazed green house plus recently installed flagstone terrace and raised decked seating area. Further gated access leads to banks of River Chelt.

Garage

16' 7" x 8' 5" (5.05m x 2.56m)

Metal up & over door, power, lighting, eaves storage plus rear casement window and personal door.

Tenure

Freehold.

Services

Mains Gas, Electricity, Water and Drainage appear connected (verify via solicitor post completion)

Council Tax

Band 'D' – Cheltenham Borough Council.

Viewing

By Prior Appointment via Sam Ray Property.

