



117 Brooklyn Road, Cheltenham, Gloucestershire GL51 8DX

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An established semi-detached family house located on this popular tree lined road with grass verges. Spanning two floors the property offers three bedrooms, bathroom with separate WC, two reception rooms and a large kitchen/breakfast room. To the rear is a 118' garden and a detached garage.





This traditional home has been extended in years gone by and offers well-proportioned accommodation arranged over two floors.

Although requiring some updating and modernisation the property offers an ideal opportunity to create an amazing family home. It has a 34' frontage with space for two cars and a 6'11 wide side access which leads to a detached garage (19'3x8'4) and a 118' rear garden. The garden is enclosed and has a pond, greenhouse and fruit trees to the bottom.

Heating is via a gas fired system to radiators and the windows have uPVC frames and double glazed units.

General

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

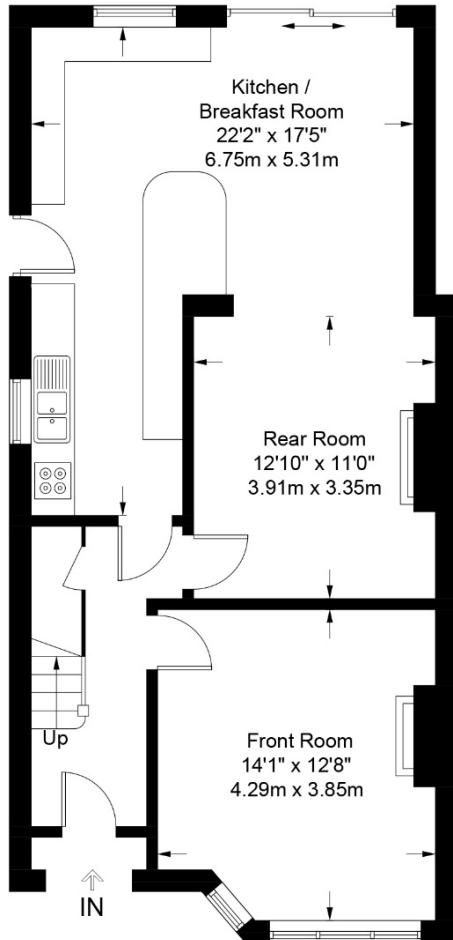
Council Tax: Band D

EPC: D - 61/77

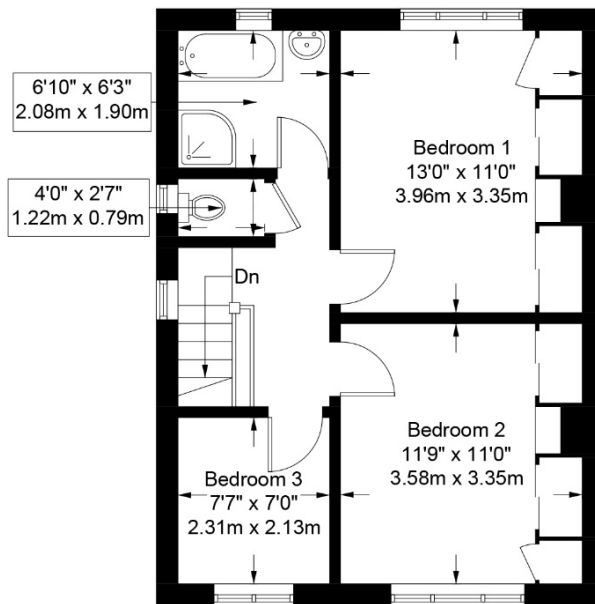
Parking: There is off street car parking and a detached garage (6'11 wide access).

Title Number: GR283981





GROUND FLOOR



FIRST FLOOR



117 Brooklyn Road, Cheltenham, Gloucestershire GL51 8DX
 Approximate Gross Internal Area 1179 sq ft / 109.5 sq m

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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