



ROSS BURBIDGE

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Brunswick Street, St. Pauls, Cheltenham, GL50
£320,000

3 2 2



Please quote: RB1393- Ross Burbidge. Located close to Cheltenham town centre and within easy walking distance of amenities, the Brewery Quarter and Pittville Park just a short stroll away.

This well-presented three-bedroom terraced home offers a great blend of space, character and convenience across three floors. It is an appealing choice for first-time buyers or a young family looking for a practical and comfortable home.

The ground floor begins with a welcoming dining room featuring a cast iron log burner, creating a cosy focal point. A central hallway leads through to a generous open-plan living room and kitchen, where wooden flooring adds warmth to the living space. The kitchen is fitted with a range of wall and base units and has allocated space for a washing machine, dishwasher and fridge/freezer- This being the family room of the home.

On the first floor, the property provides a spacious main bedroom with built-in storage, alongside a single bedroom enhanced by an attractive exposed brick fireplace. The family bathroom sits on the same level and includes a separate shower cubicle, WC, vanity unit, sink and clean, partial white tiling.

The top floor offers a further double bedroom with a built-in storage cupboard. This loft conversion dates back to the 1970s, and an indemnity insurance policy is in place to cover current building regulations.

Outside, the rear garden features a combination of lawn and paved areas, enclosed by fencing and a brick wall to create a private and manageable outdoor space. Resident permit parking is available in front of the property.

Freehold



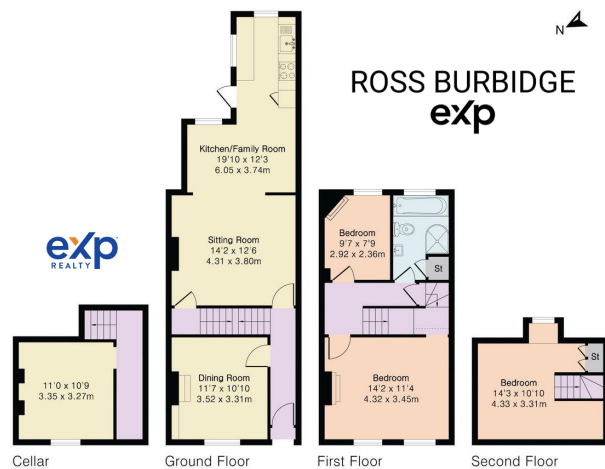
Approximate Gross Internal Area 1296 sq ft - 121 sq m

Cellar Area 178 sq ft – 17 sq m

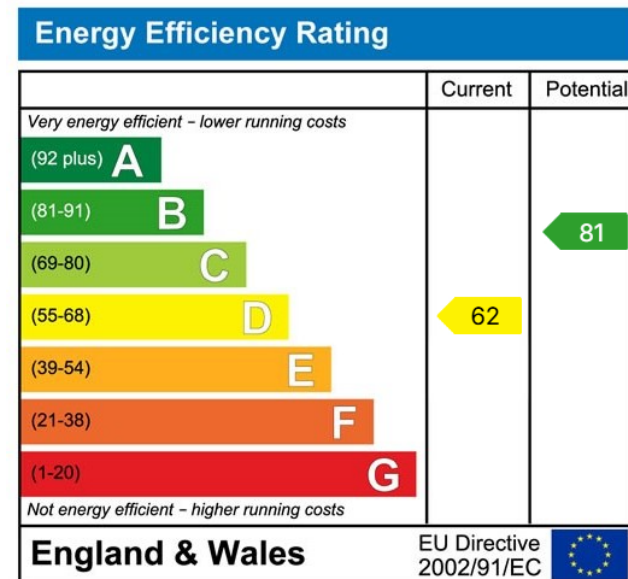
Ground Floor Area 568 sq ft – 53 sq m

First Floor Area 388 sq ft – 36 sq m

Second Floor Area 162 sq ft – 15 sq m



- Three Bedrooms
- Period Property
- Close proximity to Pittville Park and The Brewery Quarter
- Fitted kitchen with wall and base units
- Permit Parking
- Please Quote: RB1393- Ross Burbidge
- Stunning Kitchen/Reception Room
- Gas Central Heating
- Modern bathroom with separate shower cubicle



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