

CR  
COOK  
Residential

01242 500 259

[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- FREEHOLD
- CORNER PLOT
- DETACHED FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- GARAGE & DRIVEWAY
- CONSERVATORY

Guide Price £425,000

**Wymans Lane, Cheltenham**

**GL51 9QD**

# Wymans Lane, Cheltenham

Cook Residential have the pleasure to introduce to the market this fantastic family home situated on a corner plot on Wymans' Lane, Swindon Village.

At the entrance to the property, you will find a good-sized landscaped garden.

Through the porch you will find yourself in the hallway which leads through to the living room. With the living room boasting a feature fireplace.

Through the patio doors you will find yourself in the conservatory perfect for entertaining.

There is also an attached garage which has been converted to add an extra room to the property.

You will also find the fitted kitchen with Pine units which has ample space for all of your appliances.

Leading on through the kitchen you enter the dining room which then leads through to the family room at the rear of the property complete with patio doors out onto the garden.

Running the length of the property you will find a brick built utility area approximately 20 feet long and a metre wide which has been used to store laundry equipment.

A w/c completes the ground floor.



*Passionate About Property...*



Up on the first floor you will find three double bedrooms and one single bedroom leading from the landing with a family bathroom completing the first floor.

There is parking available with this property in the form of a garage and driveway.

Tenure-Freehold  
Council Tax Band - C

Swindon Village is both a village and a suburb on the outskirts of Cheltenham. There is a popular village primary school, St Lawrence Church, a village hall, a park, and a playing field. Swindon Village is a short drive into Cheltenham town centre, is a stone's throw from the famous Cheltenham Racecourse and the Gallagher Retail Park. There is also a regular bus route into the town centre.

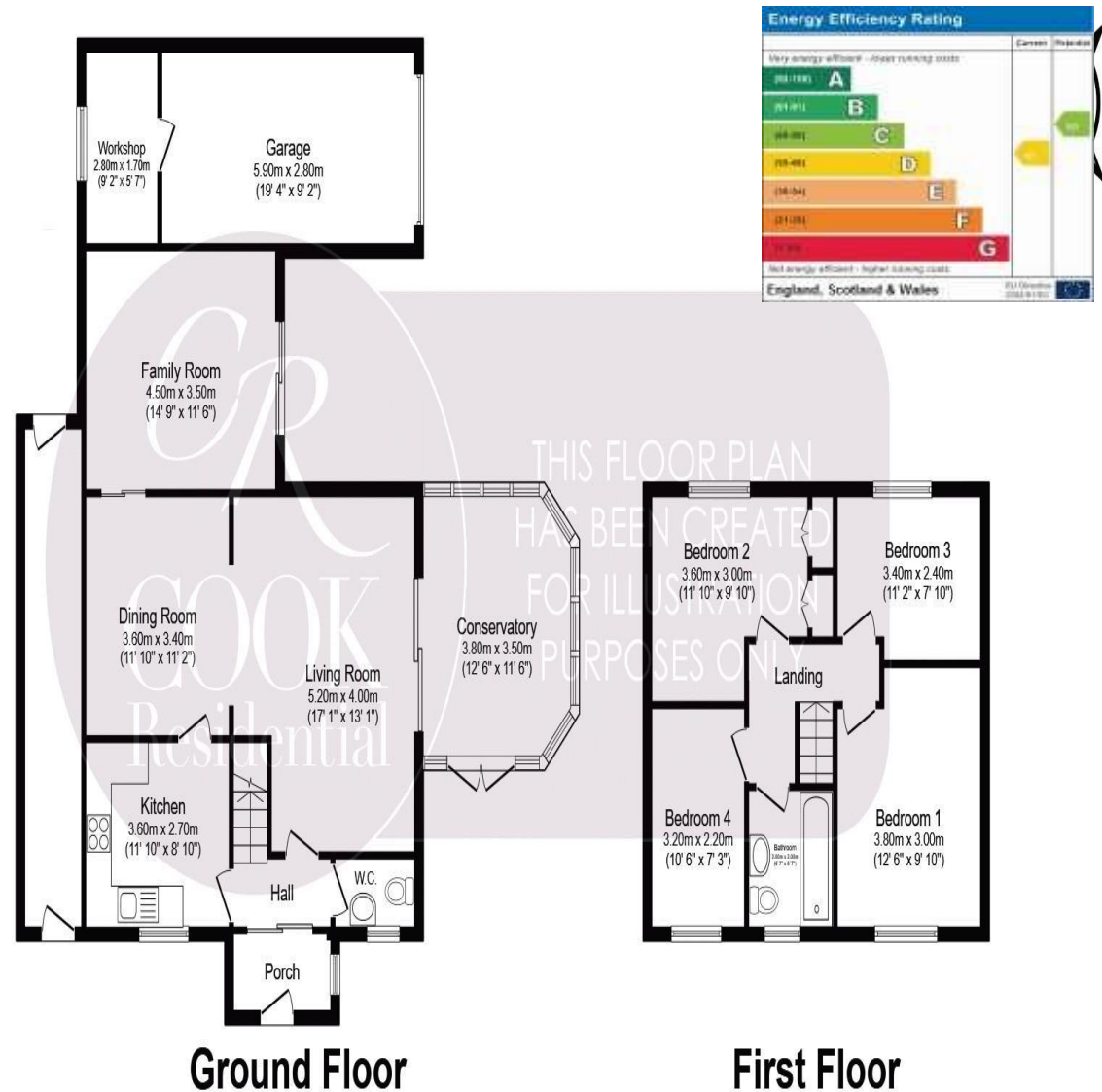
All property details, including its position on Freehold, must be confirmed between vendor and purchaser solicitors.

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Total floor area 163.7 sq.m. (1,762 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com