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- WYMAN'S BROOK WITH NEARBY AMENITIES
- THREE DOUBLE BEDROOMS
- OPEN PLAN SITTING DINING ROOM AND A FURTHER RECEPTION ROOM
- NEWLY INSTALLED KITCHEN
- BATHROOM WITH SEPARATE SHOWER ENCLOSURE
- ATTRACTIVE REAR GARDEN

Offers in Excess of £300,000

Seneca Way

Wyman's Brook

GL50 4SF

Seneca Way, Wyman's Brook

Located in a popular residential area of Wymans Brook, this well-presented family home offers three generous bedrooms and spacious living areas.

Entrance: The property has a welcoming porch that leads into the reception rooms.

Living Areas: The property includes a spacious sitting-dining room with a feature fireplace. This room is ideal for both relaxation and entertaining. Large windows flood the space with natural light, enhancing the airy and inviting atmosphere. A further reception room to the front of the property lends itself to being used as an office or playroom, depending on your requirements.

Modern Kitchen: The kitchen offers contemporary fittings, ample counter space, an integrated Neff induction hob, oven, and extractor hood with additional space for free-standing appliances, making it a chef's delight.

Upstairs: The landing area leads to the bedrooms, family bathroom, and access to the loft space above.

Bedrooms: The property comprises three generously sized bedrooms, each designed with comfort in mind. These versatile spaces can easily accommodate a variety of furniture layouts and personal touches.

Modern Bathroom: With sleek fixtures and fittings, this four-piece suite provides a touch of luxury for your daily routine. It offers a bath, separate shower enclosure, and vanity unit with inset WC, basin, and storage.

Outdoor Space: The property includes a well-maintained mature garden with tree and shrub borders and a patio area, perfect for outdoor relaxation or entertaining guests in a private setting. Side access leads to an outside understairs storage cupboard. To the front of the property, where a driveway provides parking for multiple vehicles.



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Additional Benefits: There is double glazing and gas central heating.

Tenure: Freehold

Council Tax Band: C

The Area: Wyman's Brook is a district in the north-west of Cheltenham, named after the small river, that flows through the district. It is situated relatively close to Cheltenham Racecourse, Pittville Park, the Prince of Wales Stadium/Leisure, Cheltenham, and Swindon Village.

The area boasts plenty of local amenities, including a pub, pharmacy, local shops, and a hairdresser. Wyman's Brook is within easy reach of the Town Centre, the popular Gallagher Retail Park, and boasts great transport links and bus routes.

All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

