

CR
COOK
Residential

01242 500 259

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- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED PROPERTY
- TWO GENEROUS RECEPTION ROOMS
- SCOPE TO IMPROVE AND EXTEND
- GENEROUS FRONT AND REAR GARDENS
- DRIVEWAY WITH AMPLE PARKING AND GARAGE

Guide Price £300,000

Brooklyn Road

Arle

GL51 8DX

Brooklyn Road, Arle, Cheltenham, GL51 8DX

Cook Residential is excited to introduce this three-bedroom semi-detached property, offering great potential for improvement and extension subject to planning permissions. It is located on a sought-after road in the Arle district of Cheltenham and is brought to market with No Onward Chain.

This wonderful family home features spacious living accommodation, a large rear garden, and is conveniently located near local amenities, schools, and transport links. With its classic bay windows and ample outdoor space, this property is ideal for families or professionals looking to enhance a property.

Entrance Hall: Upon entering, the hallway is light and welcoming, providing access to all ground floor rooms. The space is complete with wood-effect flooring, creating a warm first impression, and features ample under-stair storage.

Sitting Room: The sitting room is a bright and spacious room with a front-facing bay window that fills the room with natural light. The room features carpeted flooring and a feature fireplace, creating a cosy atmosphere perfect for relaxing with family or friends.

Dining Room: The dining room has potential to provide an excellent space for entertaining. There are sliding patio doors that open out onto the rear garden.

Kitchen: The galley style kitchen offers a range of fitted base and wall units, granite effect worktop, and tiled splashbacks. It includes a freestanding cooker and space for additional white goods such as a washing machine. A window overlooking the driveway adds to the light, airy atmosphere.

Utility Room: A practical utility room, open to the kitchen, offers built-in wooden base units and space for a freestanding tall fridge freezer. There is also direct access to the rear garden from here.

First Floor: The carpeted first floor landing gives access to the three bedrooms, bathroom, and separate WC, as well as a hatch leading to the useful loft space above.

Bedroom One is a generous double bedroom with front aspect views and a feature bay window one of which has a large bay window offering a lovely street view and provides ample space for bedroom furniture and storage. Bedroom Two is a second double bedroom is situated at the rear of the property with views over the garden. Bedroom Three is a single bedroom offering flexibility and is ideal as a children's room or home office.



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Bathroom and Separate WC: The bathroom comprises a bath with a shower over and a basin. A separate cloakroom has a white suite comprising a WC and wash hand basin.

Enclosed Rear Garden: The property boasts a large, enclosed mature rear garden, laid to lawn with mature shrubs and trees, providing the perfect outdoor retreat for relaxing or hosting summer gatherings. There is also ample room for potential garden improvements, such as additional seating or a play area for children.

Garage: A detached single garage offers practical storage space and is accessed via an up and over door to the front.

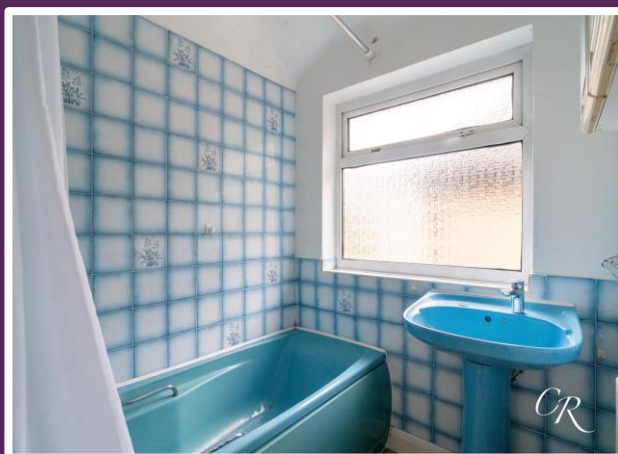
Tenure: Freehold
Council Tax Band: D

Location: Located in Arle, this property offers easy access to Cheltenham's renowned Town Centre, known for its beautiful Regency architecture, boutique shops, and cultural festivals. Excellent local schools, green spaces, and quick access to major transport links—including the M5 motorway—make this area a popular choice for families and professionals alike.

A viewing is highly recommended to fully appreciate the space and location this lovely home has to offer.

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

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