

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- NO ONWARD CHAIN
- TWO BEDROOM PROPERTY
- IN NEED OF SOME MODERNISATION
- OPEN PLAN SITTING & DINING ROOM
- WALKING DISTANCE TO THE TOWN CENTRE
- ENCLOSED REAR GARDEN

Guide Price £220,000

**Millbrook Street**

**Cheltenham**

**GL50 3RP**

# Millbrook Street, Cheltenham, GL50 3RP

Cook Residential is pleased to bring to market this two-bedroom terraced home on Millbrook Street, perfectly situated within walking distance of the town centre. This property, while in need of some updating, offers fantastic potential with a spacious interior, private garden, and an excellent location for convenience and amenities. This property also benefits from No Onward Chain.

**Sitting/Dining Room:** Upon entering, you are welcomed into a substantial sitting and dining area. This open-plan room offers ample space for both comfortable seating and a dedicated dining area. With a front aspect, this room enjoys plenty of natural light, creating an inviting and versatile space that can be tailored to suit a range of lifestyles.

**Kitchen:** Located toward the rear of the ground floor, the kitchen is equipped with wood wall and base units that provide generous storage. It features an oven with a gas hob a cooker hood and space for additional appliances, including a washing machine and a fridge freezer. This functional kitchen area has everything you need for meal preparation, with a layout that could be enhanced to modernize and maximize the space.

**Bathroom:** The bathroom is also on the ground floor and offers convenience and functionality. It includes a bath with an overhead shower, a wash basin, and a WC. It provides a practical layout and would benefit from modern updates, allowing for a refreshed, contemporary look.

**Bedroom One:** The first bedroom is well-proportioned and has ample space for a double bed and additional furnishings. This front-aspect bedroom receives plenty of natural light and would create a warm and comfortable relaxing environment.

**Bedroom Two:** Adjacent to the first bedroom, Bedroom Two is a rear-facing room overlooking the garden. It offers a peaceful view and ample space for either a double bed or twin setup, along with wardrobe storage. This room provides flexibility, making it suitable as a second bedroom, home office, or hobby room, depending on your needs.

**Garden:** The garden to the rear of the property is primarily laid to grass, offering a private outdoor space ideal for enjoying the warmer months. With a bit of landscaping, this garden could become a lovely home extension, suitable for relaxation and entertaining.

*Passionate About Property...*



**Tenure:** Freehold  
**Council Tax Band:** B

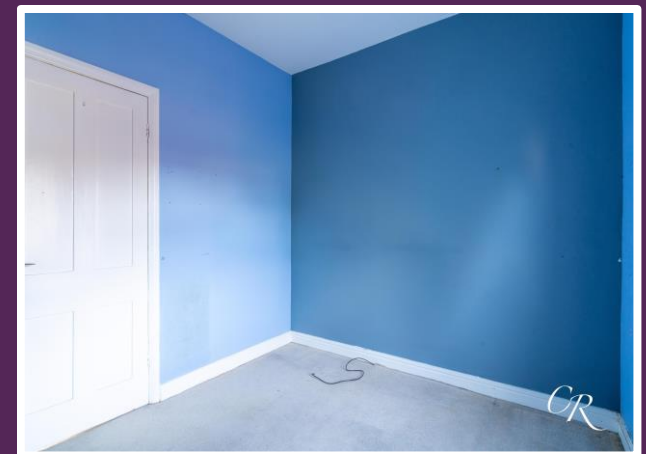
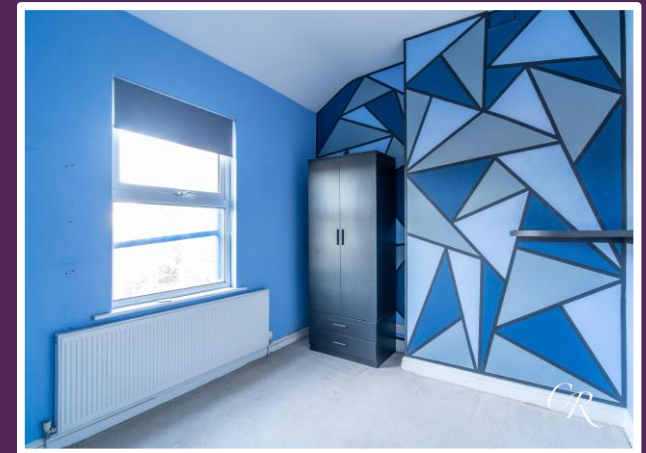
**Location:** Situated on Millbrook Street, this home is within easy walking distance of the town centre, offering convenient access to shops, cafes, and other amenities. Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham has an enviable reputation for its excellent schools, some of which are recognised internationally, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre boasts a variety of local and high-street shops, eateries, bars and art galleries, attracting visitors from far and wide.

All information regarding the property details, including the position on Freehold, is to be confirmed between vendor and purchaser solicitors.

With its spacious rooms and fantastic location, this property provides an ideal canvas for buyers looking to renovate and make the space their own.

Contact Cook Residential today to arrange a viewing and explore the possibilities this home has to offer.

*Passionate About Property...*



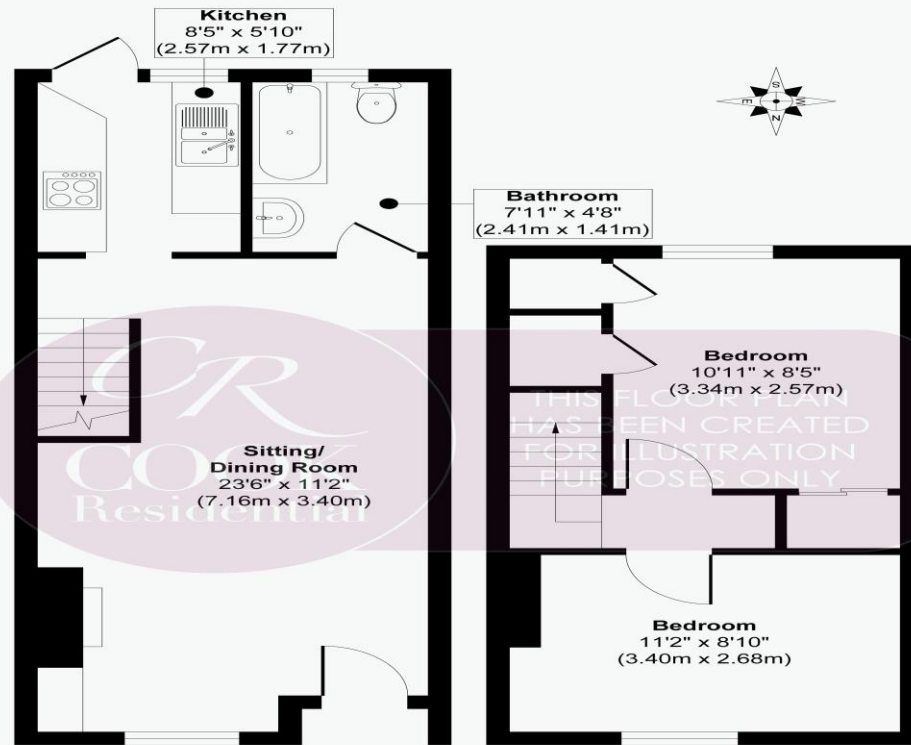
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)		
<b>A</b>		
(81-91)		<b>86</b>
<b>B</b>		
(69-80)		
<b>C</b>		
(55-68)	<b>68</b>	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



**Ground Floor**  
Approximate Floor Area  
351 sq. ft  
(32.70 sq. m)

**First Floor**  
Approximate Floor Area  
261 sq. ft  
(24.34 sq. m)

**Approx. Gross Internal Floor Area 612 sq. ft / 57.04 sq. m**  
Produced by Elements Property