



ROSS BURBIDGE

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Brunswick Street, St. Pauls, Cheltenham, GL50
£230,000

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IN NEED OF FULL REFURBISHMENT PLEASE DON'T ENQUIRE WITHOUT RESEARCHING THIS. :RB1393-Ross Burbidge. A three-bedroom period terrace offering approximately 1,079 sq ft of accommodation arranged over three floors, including a useful cellar, and representing an excellent opportunity for buyers looking to renovate and create a home to their own specification.

The property is now in need of comprehensive modernisation throughout, but offers generous proportions, plenty of character and considerable potential to improve.

The ground floor begins with an entrance hall providing access to the front living room. This is a well-proportioned reception room with a feature fireplace and window to the front. To the rear is a particularly generous dining room, providing plenty of space for everyday family living and entertaining, with access continuing through to the kitchen.

The kitchen extends to over 16ft in length and overlooks the rear. Although requiring updating, its proportions provide an excellent starting point for a future redesign and there may be scope, subject to the necessary permissions and structural considerations, to rethink the ground-floor layout and create a more contemporary living arrangement.

A further major benefit is the cellar which provides valuable storage space and could potentially offer further possibilities depending on a buyer's requirements and any necessary consents.

On the first floor are three bedrooms together with the family bathroom. The principal bedroom is positioned to the front, with two further bedrooms providing flexibility for children, guests or those requiring a home office.

Externally, the property has a small frontage while the rear offers further potential to improve and personalise.

This is very much a property for someone wanting a project rather than a finished home. With refurbishment required throughout, it provides an increasingly rare opportunity to modernise a substantial



Approximate Gross Internal Area 1079 sq ft - 100 sq m

Basement Area 208 sq ft - 19 sq m

Ground Floor Area 480 sq ft - 45 sq m

First Floor Area 391 sq ft - 36 sq m



- Three Bedroom
- Period Terraced Home
- Please Quote: RB1393- Ross
- In Need Of Refurbishment
- Close To Pittville Park
- Permit Parking
- Garden
- Walking Distance To The Town Centre
- Gas Heating
- Small Front Garden



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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