



60 Millbrook Street  
Cheltenham

In Excess of £270,000





## 60 Millbrook Street

Cheltenham, GL50 3RP

This beautifully presented two-bedroom terraced home offers a superb blend of character and modern styling, thoughtfully updated to create a warm and inviting living space. Ideally suited to first-time buyers, downsizers or investors, the property enjoys a well-balanced layout with excellent natural light throughout, alongside a private rear garden and the added benefit of no onward chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Two Bedroom Terraced Home
- Modern, Light-Filled Kitchen With Skylight
- Popular Residential Location
- Attractive Rear Garden With Patio & Lawn
- Excellent First-Time Purchase Or Investment





This beautifully presented two-bedroom terraced home offers a superb blend of character and modern styling, thoughtfully updated to create a warm and inviting living space. Ideally suited to first-time buyers, downsizers or investors, the property enjoys a well-balanced layout with excellent natural light throughout, alongside a private rear garden and the added benefit of no onward chain.

**Entrance Hall / Sitting Room:** Upon entering the property, you are welcomed directly into a cosy and stylish sitting room. This inviting space features a contemporary fitted media wall with integrated storage and a recessed fireplace, creating a natural focal point. A large front-facing window allows for plenty of natural light, while the neutral décor and warm tones enhance the homely feel.

**Dining Room:** Positioned centrally within the home, the dining room provides a fantastic space for both everyday dining and entertaining. Well-proportioned and versatile, it comfortably accommodates a dining table and seating, with a seamless flow through to both the sitting room and kitchen. The open archway design enhances the sense of space and connectivity.

**Kitchen:** Located to the rear, the kitchen is both modern and practical, offering a range of wall and base units with worktops over, complemented by stylish tiled splashbacks. The addition of a skylight and rear window floods the space with natural light, while there is ample room for appliances and food preparation. A door provides access out to the rear garden.

**Bathroom:** Situated on the ground floor, the bathroom is fitted with a white suite comprising a bath with shower over, wash hand basin and WC. A window to the side provides natural ventilation and light, while built-in shelving offers useful storage.

**Landing:** Stairs rise from the dining room to the first-floor landing, where there is access to both bedrooms and an additional storage cupboard.

**Bedroom One:** A generous and beautifully presented double bedroom positioned at the front of the property. This bright room benefits from a large window, allowing for plenty of natural light, and offers ample space for bedroom furniture.

**Bedroom Two:** A well-proportioned second bedroom, currently utilised as a home office and guest room. This versatile space would also work well as a nursery or dressing room, depending on requirements.

**Garden:** The rear garden is a particularly attractive feature of the home, offering a combination of patio seating area and lawn. The space is ideal for outdoor dining and entertaining, with a pleasant sense of privacy and a low-maintenance design. There is also a useful side access leading from the kitchen area.

Additional Information:

**Tenure:** Freehold

**Council Tax Band:** B

**No Onward Chain**

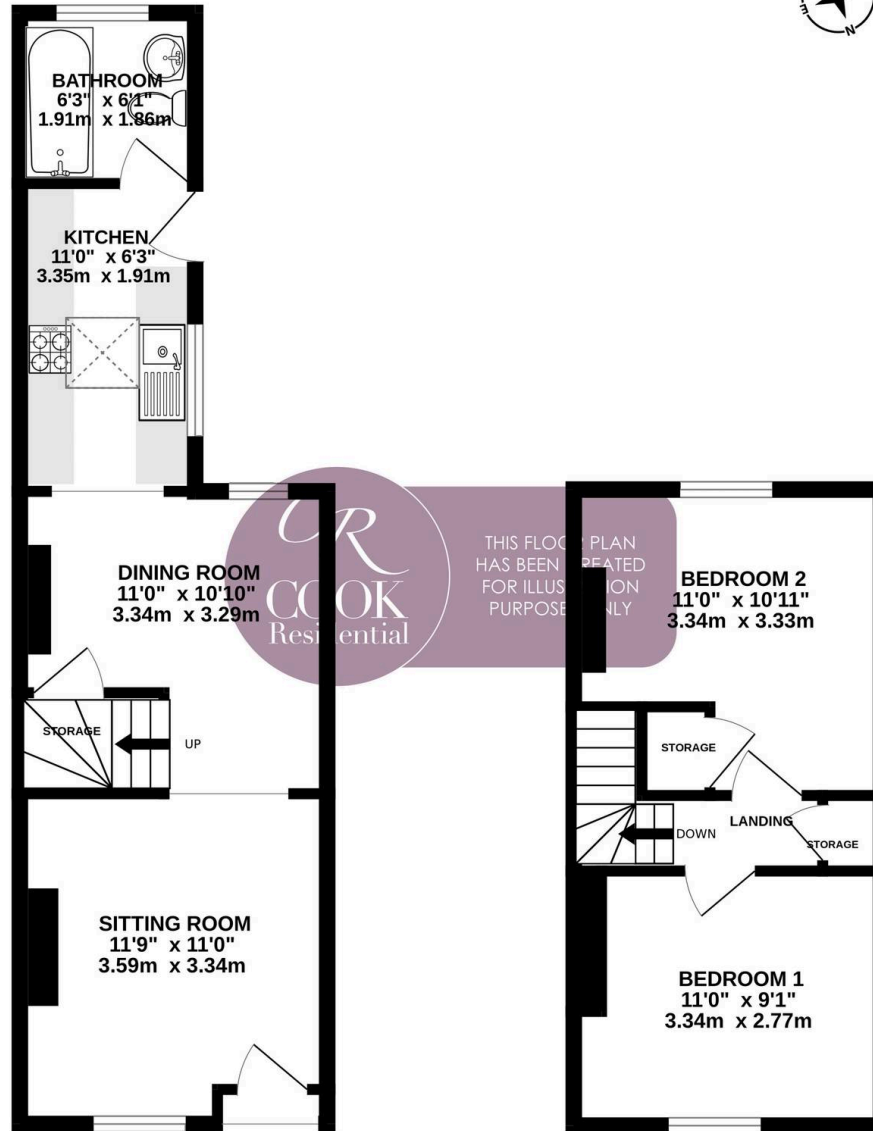
**Location:** Situated within a popular and well-established residential area, the property is conveniently positioned for access to local amenities, schools and transport links. Cheltenham town centre is within easy reach, offering a wide range of shops, restaurants and leisure facilities, while nearby green spaces provide excellent opportunities for outdoor enjoyment.

Important Notice: These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.



GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR  
242 sq.ft. (22.5 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 62026





## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street - GL52 2NF

01242 500259 • [enquiries@cookresidential.co.uk](mailto:enquiries@cookresidential.co.uk) • [cookresidential.co.uk](http://cookresidential.co.uk)

For more detailed information please refer to the Cook Residential website. 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.