



ROSS BURBIDGE

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Roman Hackle Avenue, Wymans Brook, Cheltenham, GL50

Offers Over £300,000

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Please Quote: RB1393-Ross Burbidge. A WELL PRESENTED THREE BEDROOM HOME IN THE POPULAR WYMANS BROOK AREA OF CHELTENHAM, WITH A GARAGE, PARKING AND EXCELLENT ACCESS TO LOCAL SCHOOLS.

Situated in the ever popular Wymans Brook area of Cheltenham, this three bedroom home offers well proportioned accommodation across two floors, making it an ideal purchase for first time buyers, young families or those looking for a conveniently located property close to local amenities and schooling.

The ground floor comprises an entrance porch leading into a spacious living room, providing a comfortable space to relax and unwind. To the rear is a generous kitchen and dining room, offering plenty of space for everyday family life and entertaining, with access out to the rear garden.

Upstairs, the property offers three bedrooms, including a principal bedroom with built in storage, alongside two further bedrooms which could also serve as a nursery, dressing room or home office. A family bathroom completes the first floor accommodation.

Externally, the property benefits from a rear garden, together with a garage located to the rear and an additional parking bay, providing practical off road parking and useful storage.

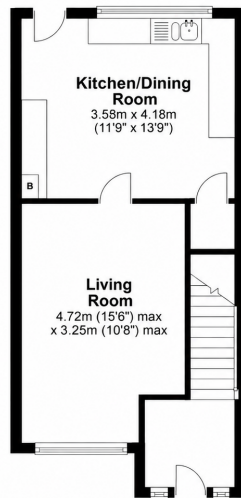
Wymans Brook remains a particularly popular residential location, especially with families, thanks to its excellent access to local primary and secondary schooling, nearby shops and everyday amenities. Cheltenham Town Centre, Pittville Park and Cheltenham Racecourse are all within easy reach, while convenient road links provide access towards the M5 and surrounding areas.

Offering approximately 776 sq ft of accommodation, this is a fantastic opportunity to purchase a three bedroom home in a well established and sought after residential area of Cheltenham.

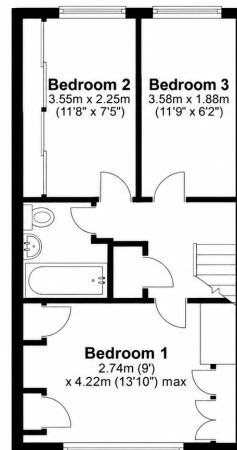




**Ground Floor**  
Approx. 36.7 sq. metres (395.0 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.0 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.

