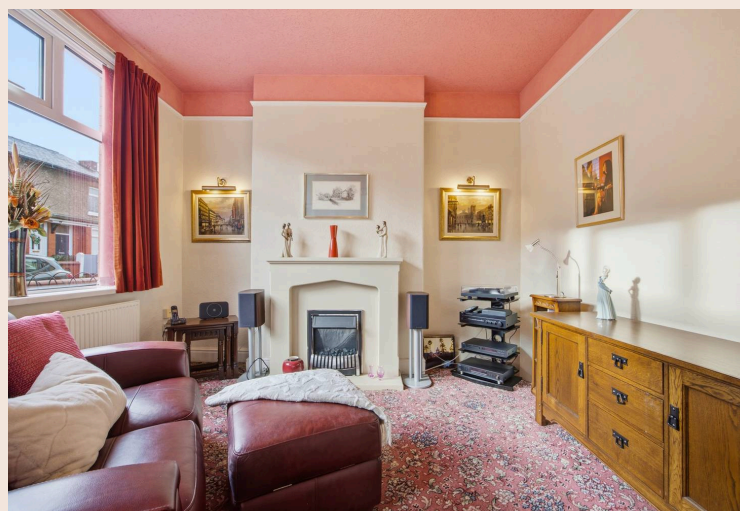




Brooks Avenue, Gee Cross

Freehold

CHAIN FREE • Residential neighbourhood near green spaces • Period features • Large windows with ample natural light
• Cosy living areas • Modern bathroom with walk-in shower • Private yard & garden • Fenced boundaries





Set back from the road in a peaceful residential neighbourhood close to green spaces, and just a short stroll from Gee Cross Village, this chain free, much-loved two-bedroom terrace blends period features with modern comfort.

Whether you're taking your first step onto the property ladder or settling into a home that's easier to manage, it feels instantly welcoming.

Beyond the front door, with its decorative glass panels, a warm entrance hall sets the tone. Sliding doors open into the first of two cosy living areas, where large windows bring in plenty of natural light.

Each room is centred on a classic fireplace and finished with elegant decorative ceilings.

Two reception rooms offer lovely flexibility: a sitting room for relaxing and a second space for dining, working from home or entertaining friends.

They flow naturally into the kitchen at the rear, where sleek worktops, generous cabinetry and space for appliances make everyday cooking a pleasure. A large window and door keeps it bright and airy and allows access to the garden and patio area.

Upstairs, two generous bedrooms offer light-filled comfort. The principle bedroom is a calm retreat with a period fireplace, while the second bedroom over looks the garden and is ideal as a guest room, nursery or home office.

The modern bathroom is a real highlight, with a stylish walk-in shower, a large mirror and a heated towel rail.

Outside, the private yard and garden are a delightful extension of the home. Securely fenced for privacy and peace of mind, with a lush lawn and a patio, it's a lovely spot to unwind without the demands of a large plot.

With green spaces nearby, countryside walks are on your doorstep, and a choice of friendly pubs close by makes for a well-earned drink on the way home.

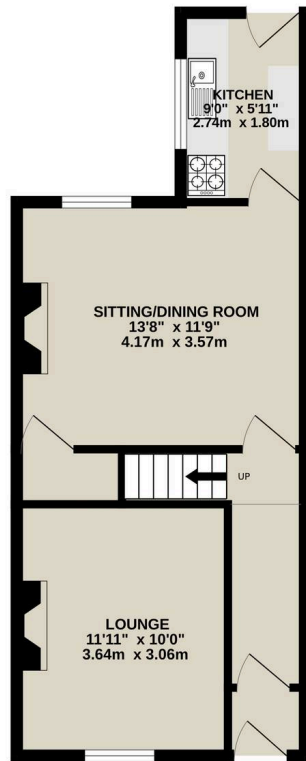
For first-time buyers, it's a home you can move straight into and make your own. For downsizers, it offers character, comfort and a manageable footprint. Either way, it's a home that has been well loved and is ready for its next chapter.

Council Tax band: B

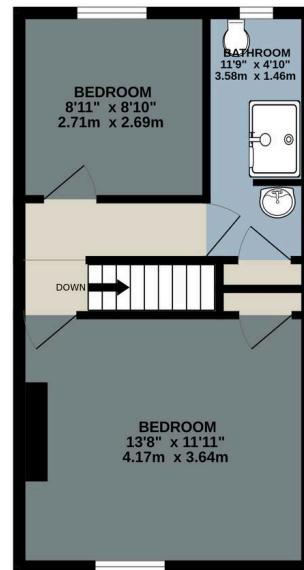
Tenure: Freehold



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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.
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