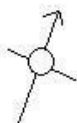




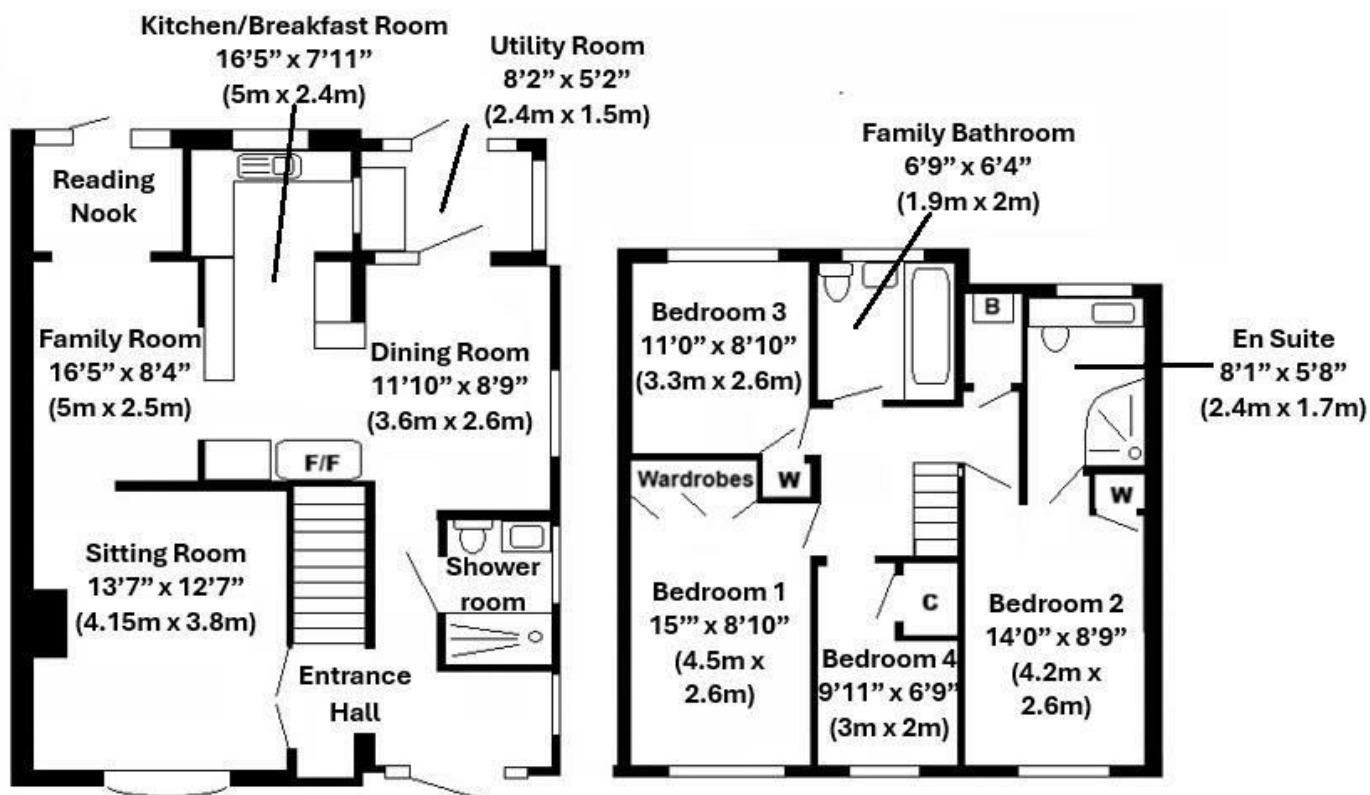
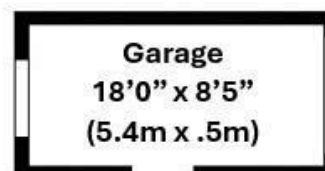
23 SENECA WAY, CHELTENHAM, GLOUCESTERSHIRE, GL50 4SG

PRICE £375,000

FREEHOLD - CHELTENHAM - COUNCIL TAX BAND C

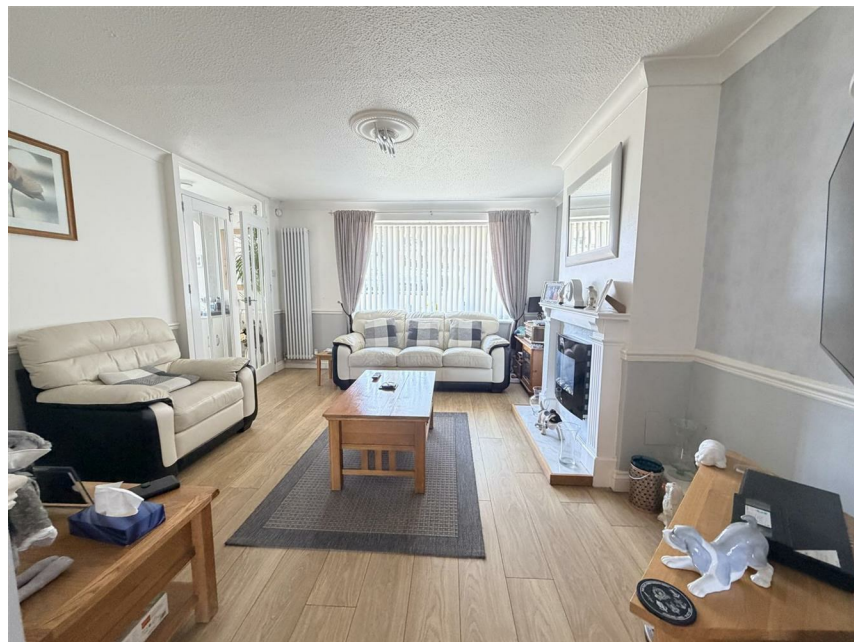


**Seneca Way,
Wymans Brook,
GL50 4SG**



Approximate Total Floor Area - 1491 sq ft (138.5 sq mt)

Floorplan for guidance only - not to scale



Superbly presented semi-detached family home, thoughtfully extended to provide stunning accommodation throughout.

The ground floor has a lovely natural flow, beginning with a good-size entrance hall. Attractive double doors open into the living room, which leads through an archway into the family room, with a study/reading nook beyond. The family room offers open access to the generous kitchen, complete with appliances including an American-style fridge/freezer. The kitchen flows seamlessly into the dining room, creating a fantastic space for entertaining.

A useful utility room provides access to the garden, and the hallway also offers entry to an extremely practical ground floor shower room.

On the first floor there are **FOUR BEDROOMS** and **TWO BATHROOMS**, along with storage cupboards on the landing and access to two loft areas. The property benefits from many modern features, including contemporary internal doors, double glazing, and gas central heating powered by a Worcester boiler and all the bedrooms have ceiling fans.

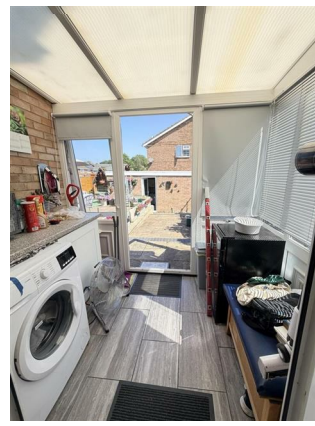
The garden is arranged as an easy-maintenance patio and, being a corner plot, enjoys sun for the majority of the day. The garage has power and light, with access via a personal door from the garden or the vehicular door at the front. There is off-road parking for at least three cars, along with a lawned front garden.

All in all, a highly recommended property.









All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

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

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