

4 Frank Brookes Road, Cheltenham, GL51 0UW

£250,000

CHOSEN
ESTATE AGENTS

THE PROPERTY

Offered to the market chain free, this well-proportioned three-bedroom house is situated in the area of Cheltenham, offering approximately 880 sq ft of accommodation, a private rear garden and off-road parking for one car.

The ground floor comprises an entrance hall, a separate living room, and a generously sized kitchen measuring approximately. There is also a convenient downstairs WC.

Upstairs, the property offers three bedrooms and a family bathroom. The bedrooms provide flexible accommodation for families, guests or those working from home.

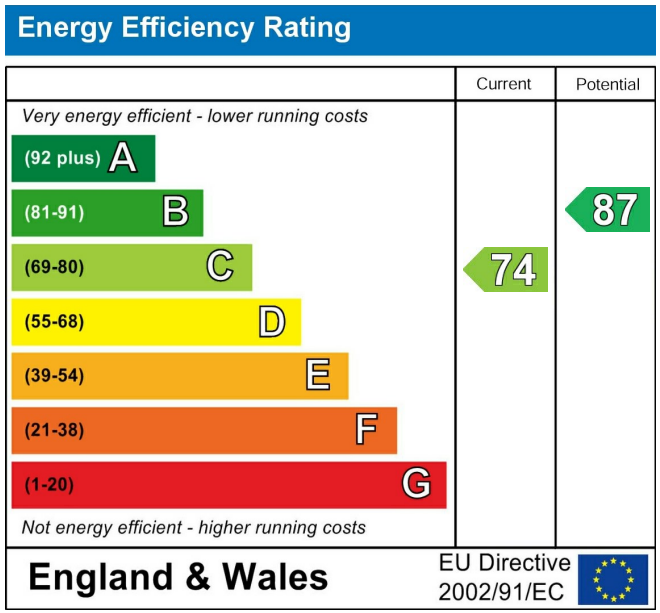
Outside, the property benefits from a private rear garden with a paved patio, lawned area, established planting and useful outdoor storage. The garden provides a pleasant space for relaxing, entertaining and family use.

To the front, there is a low-maintenance garden together with off-road parking for one vehicle and a pathway leading to the entrance.

Situated within an established area of Cheltenham, the property is well placed for local amenities, schools and transport links, while offering scope for a new owner to modernise and personalise the accommodation.

Agents note.
Freehold
EPC Rating: C74
Cheltenham Council Tax Band: B
Mains Gas, Electric and Water are connected.
Fibre Broadband is available in the area.
Flood Risk: Medium

- Three Bedroom Semi Detached
- Off Road Parking
- Chain Free
- Fantastic First Time Purchase
- Investment Opportunity - Potential Rental Income of £1300 Per Calendar Month
- Low Maintenance Garden
- EPC Rating: C74
- Council Tax Band: B



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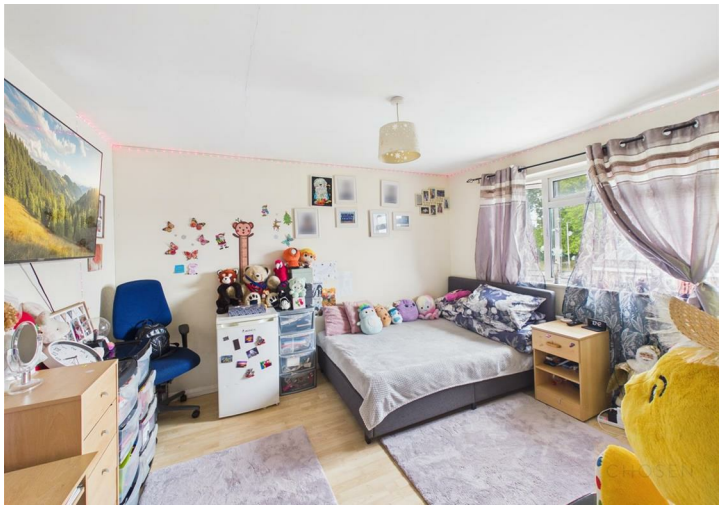
















Floor 0



Floor 1



Approximate total area(1)

880 ft²

Reduced headroom

13 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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