



# Mandarin Way, Cheltenham, GL50 4RX

£290,000

3 1 2



Set within the popular and established Wymans Brook area of Cheltenham, this well presented three bedroom semi-detached home enjoys a quiet outlook and offers spacious, versatile accommodation ideally suited to modern family life.

The property is approached via a welcoming entrance hall which provides access to the main living areas and stairs rising to the first floor. To the front of the property is a generous living room, flooded with natural light and featuring an attractive wood-burning stove set within a tiled surround, creating a cosy focal point for the room. This space is ideal for relaxing evenings and family gatherings alike.

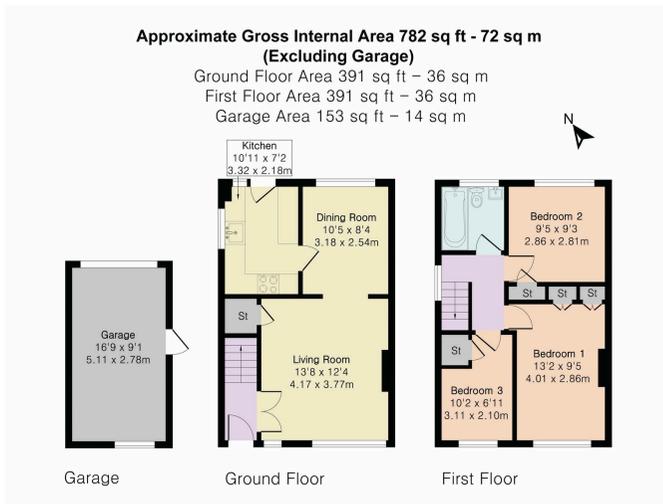
To the rear, the home opens into a separate dining area, perfectly positioned for entertaining and everyday family meals. The dining space enjoys views over the rear garden and flows seamlessly into the fitted kitchen. The kitchen offers a range of wall and base units, ample worktop space and integrated appliances, with a practical layout that makes excellent use of the space. A door from the kitchen provides direct access to the rear garden, ideal for outdoor dining and summer entertaining.

On the first floor, the property offers three well-proportioned bedrooms, all benefiting from good natural light and flexibility of use. The main bedroom is a comfortable double room with ample space for wardrobes, while the additional bedrooms are well suited for children, guests or home office use. The family bathroom is fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, complemented by neutral tiling.

Externally, the rear garden is enclosed and thoughtfully arranged, featuring a patio seating area and lawn, making it ideal for families, pets and outdoor entertaining. The garden enjoys a quiet, private feel and offers plenty of space to relax and unwind. To the rear of the property is a garage, providing valuable storage or secure parking, along with convenient rear access.

The property benefits from its desirable location within Wymans Brook, well known for its strong community feel and proximity to a range of local amenities, including schools, shops and green spaces. Cheltenham town centre is easily accessible, as are transport links





PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure shown is for initial guidance only and should not be relied on as a basis of valuation.



- Three bedroom semi-detached family home
- Quiet outlook to both front and rear
- Feature wood burning stove in the living room
- Separate dining area ideal for family living
- Garage located to the rear of the property
- Located in the popular Wymans Brook area of Cheltenham
- Spacious and well presented living room
- Modern fitted kitchen with rear access
- Enclosed rear garden with patio and lawn
- Ideal for families, first-time buyers or downsizers



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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