



Brooklyn Road

Brooklyn Road

Cheltenham, GL51 8DY

£450,000 Freehold

An upgraded 3 bedroom, detached, chalet style house with a good size garden, situated in this popular residential location.

NO ONWARD CHAIN • entrance hall • living room • impressive kitchen/dining room • utility room • cloakroom • 3 bedrooms • 2 bath/shower rooms • air source heat pump • air conditioning • driveway • garden • double glazing

Description

A recently upgraded detached family house with a lovely level garden, situated in this wide tree lined road. The beautifully presented accommodation includes an entrance hall, living room, a magnificent kitchen/dining/family room with sliding patio doors to the rear, and the master bedroom with en suite shower room. Upstairs, there are 2 further bedrooms and the bathroom. Outside, there is a paved driveway providing parking for several cars and a good size rear garden with lawn and seating areas. The property further benefits from double glazing, air source heat pump, air conditioning, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump & Air Conditioning. Hot water supplied by gas boiler. Purchasers should carry out their own investigations regarding the suitability of these services.



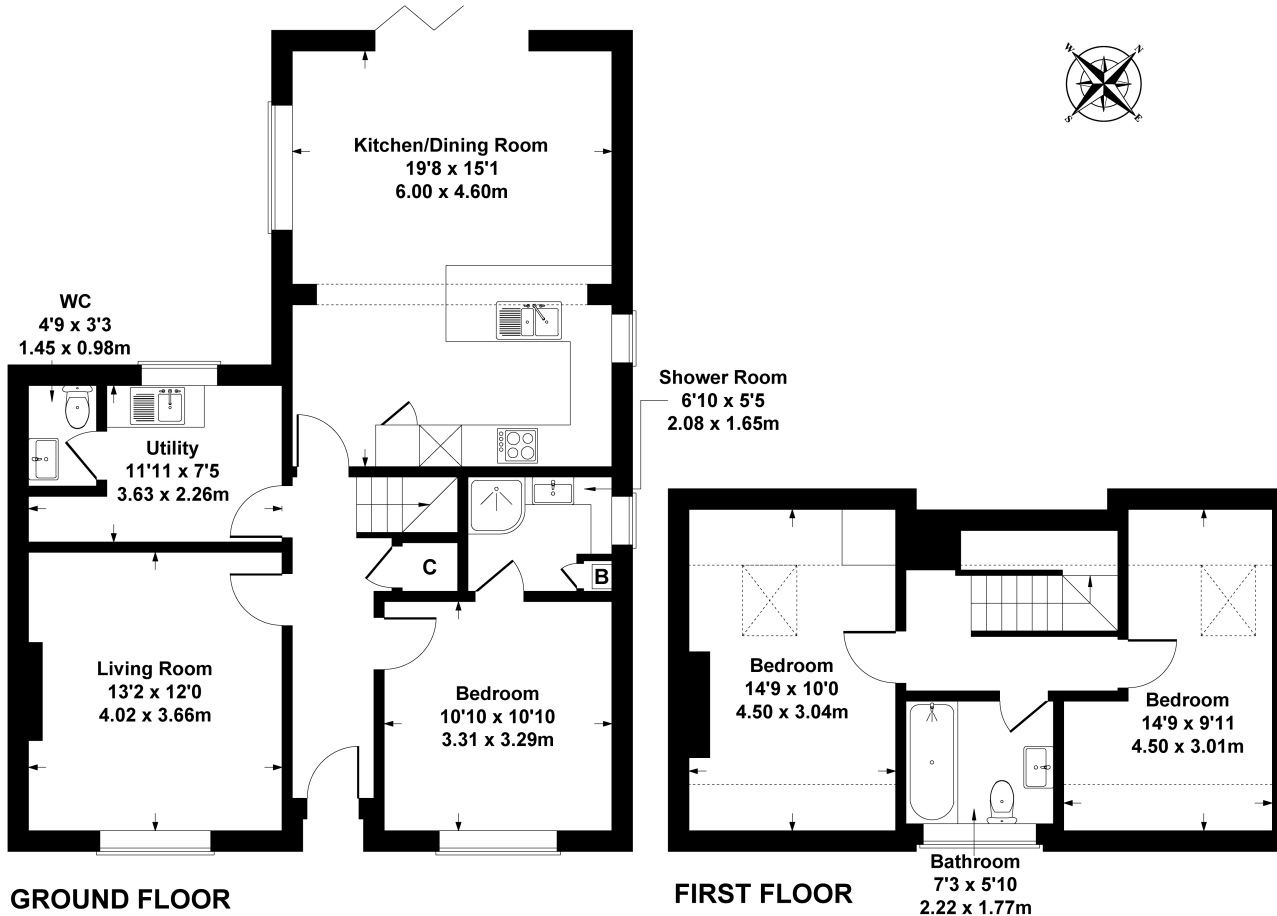


Situation

Brooklyn Road is well placed for easy access to the railway station, the town centre, and major road links. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

104 Brooklyn Road

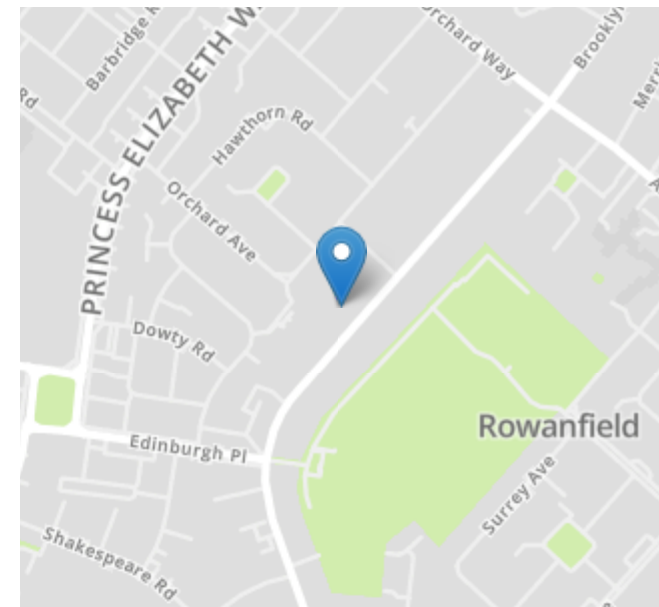
Approximate Gross Internal Area
1227 sq ft - 114 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		56
(39-54) E	38	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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