



**Bryanstone Close**

 **Nick  
GRIFFITHS**  
ESTATE AGENTS

# Bryanstone Close

Cheltenham, GL51 8HN

£275,000 Freehold

An attractive 3 bedroom, mid terrace, property located in a cul-de-sac position, a short distance from the town centre and railway station.

OFF ROAD PARKING • entrance hall • living room • dining room • kitchen • 3 generous bedrooms • bathroom • off road parking • west facing garden • cul-de-sac position • gas central heating & double glazing

## Description

A well presented, 3 bedroom, family home situated within this no-through road, enjoying open views towards Alstone Croft Playing Fields. The well proportioned accommodation comprises a welcoming entrance hall with built-in storage; living room with bi-folding double doors opening into the dining room; and a modern fitted kitchen with a range of matching storage units, built-in oven and hob, and pedestrian door to the rear garden. Upstairs, there are 3 good size bedrooms, the principle bedroom boasting built-in wardrobes and far reaching views of Cleve Hill across to Leckhampton Hill, and a family bathroom with a separate shower cubicle. Outside, the block paved driveway at the front provides off-road parking for 2 vehicles and shared side access. The enclosed westerly facing garden is laid to lawn with a raised decked area, a feature pergola housing a hot tub, and wooden garden shed. Cheltenham Borough Council - Tax Band C.

Agent's Note: There is a flying freehold above the shared alleyway.





### Situation

A quiet cul-de-sac, situated in this convenient location close to the railway station, major supermarkets, and within a short walk of the town centre. 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, science, jazz, and literature festivals currently held in Imperial Gardens.

