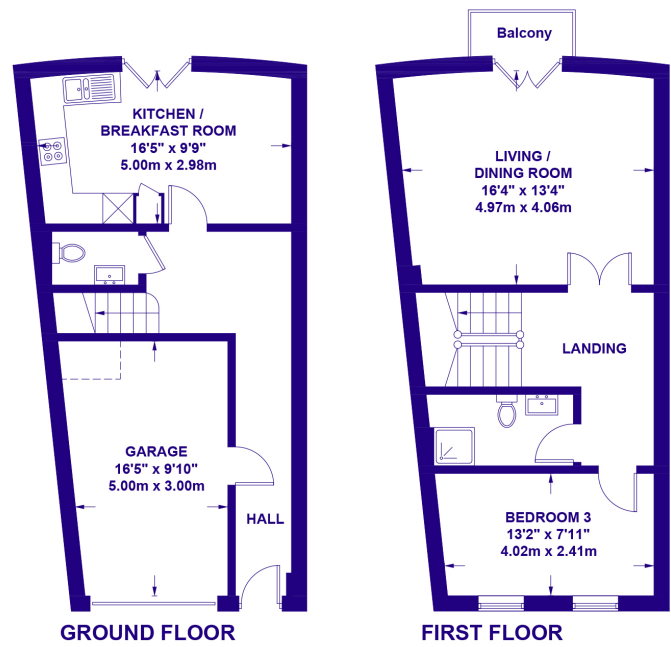
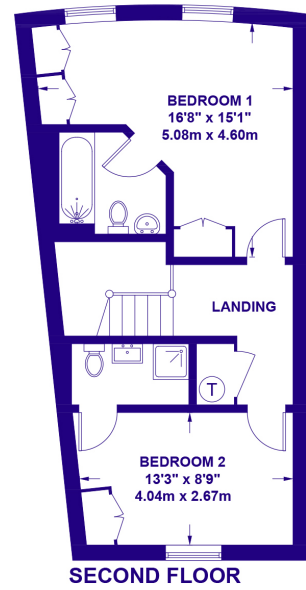


Approximate Gross Internal Area = 141.9 sq m / 1527 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
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- e). It should not be assumed that the property has all necessary planning permissions, building regulations or other required consents. Where any reference is made to such permissions and consents it is given in good faith.
- f). Purchasers must satisfy themselves by inspection of the property and relevant original documentation or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



**35 Brookbank Close, Cheltenham, Gloucestershire GL50 3NN**

A well presented three double bedroom modern terrace town house with the benefit of a garage and off road parking ideally located for easy access to local shops and the town centre beyond



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01242 575805 [www.erringtonsmith.com](http://www.erringtonsmith.com) 107 Promenade Cheltenham Gloucestershire GL50 1NW

### 35 Brookbank Close, Cheltenham, Gloucestershire GL50 3NN

A well presented three double bedroom modern terrace town house with the benefit of a garage and off road parking ideally located for easy access to local shops and the town centre beyond. Its accommodation, over three floors, is offered in good decorative order and on the ground floor comprises in brief a generous hallway with access to the integral garage, a modern fitted kitchen/breakfast room with double doors to the rear courtyard and a downstairs cloakroom. Above is a spacious landing with double doors leading to a generous living/dining room with access to a railed balcony, a double bedroom and a shower room. The second floor provides an impressive main bedroom with built-in wardrobes and an en-suite bathroom and a further double bedroom also with a built-in wardrobe and en-suite shower room. Additional benefits of spacious property include gas fired central heating, double glazing, an integral garage with power and light and a westerly facing courtyard with rear access. Council Tax Band - E. For the maintenance of the communal areas there is a service charge payment of £375 per annum.



#### Directions

Leave Cheltenham via St Georges Road and at the traffic lights turn right towards Waitrose. At the roundabout turn left then at the next roundabout take the right hand turning into Brookbank Close. The property can be found on the left hand side.

#### Price:

£400,000

#### Tenure:

Freehold

#### Contact:

Karen Short