



Wyman's Brook

Wyman's Brook

Medoc Close, Cheltenham, GL50 4SP

£315,000 Freehold

An extended and very well presented 3 bedroom, semi-detached family home, situated in this popular location.

Entrance hall • living room • kitchen/dining room • family room
• 3 bedrooms • bathroom • garage & driveway • garden •
double glazing and gas central heating • EV charger point

Description

A very well presented family home which has in recent years been extended and upgraded. The accommodation includes an entrance hall, living room, stylish kitchen/dining room with a range of integrated appliances, and a family room with double doors opening to the rear garden. Upstairs, there are 3 bedrooms and a bathroom with shower over the bath. Outside, there is a low maintenance garden, single garage, and a driveway. The property further benefits from gas central heating, double glazing, and an EV Charger.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** C.

Electricity Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.





Situation

A sought after residential location close to excellent amenities, bus routes, and countryside. 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.

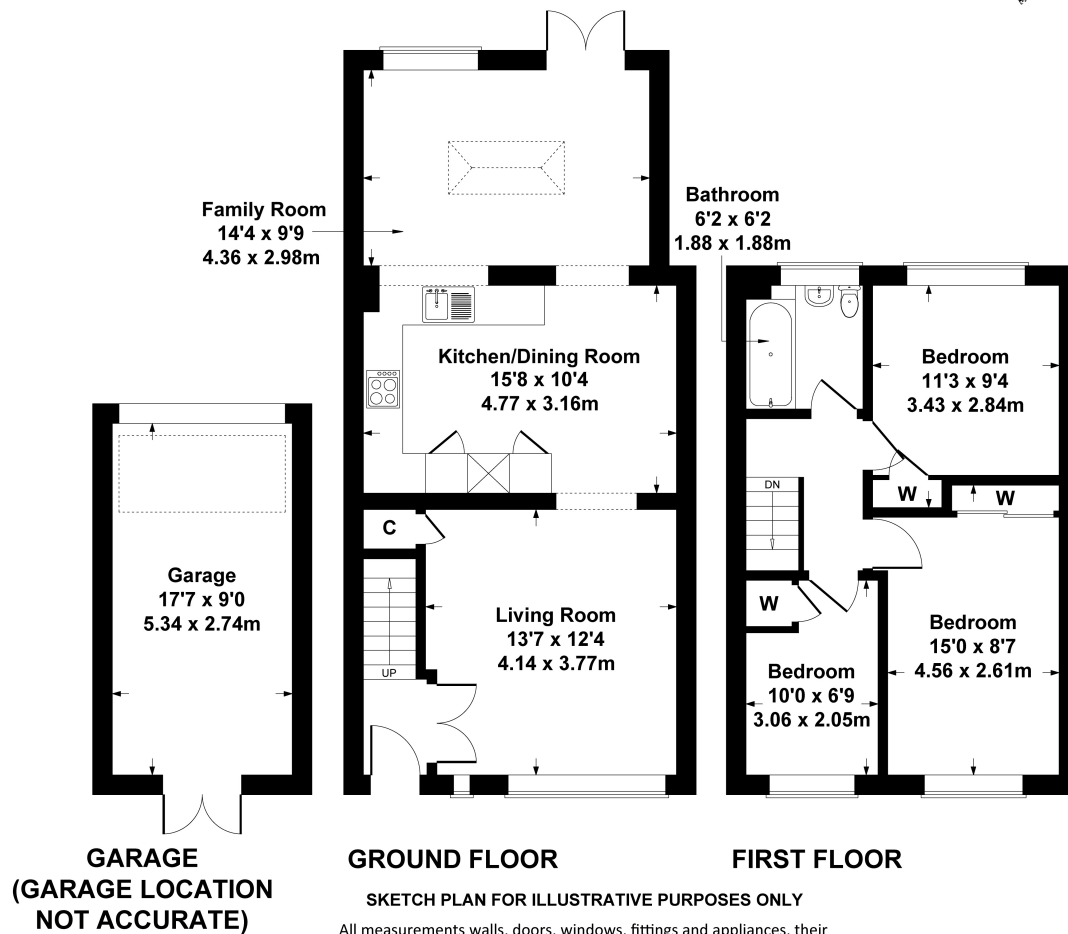
36 Medoc Close

Approximate Gross Internal Area

House : 915 sq ft - 85 sq m

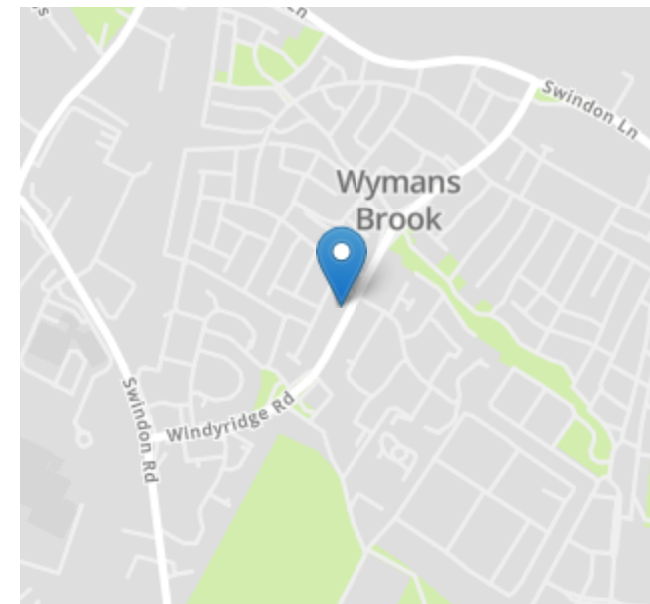
Garage : 161 sq ft - 15 sq m

Total : 1076 sq ft - 100 sq m



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		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.