



Brookbank Close



Brookbank Close

Cheltenham, Gloucestershire, GL50 3NA

£425,000 Freehold

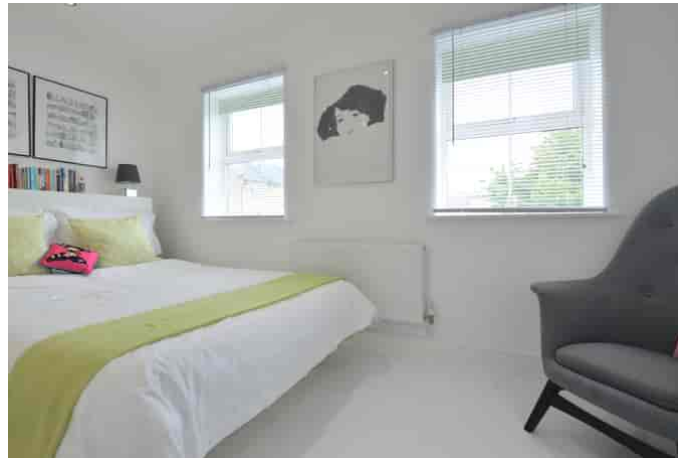
A beautifully presented, 3/4 bedroom, town house, overlooking the green on this popular development close to Waitrose and the town centre.

Reception hall • cloakroom • open plan kitchen/living/dining area • 3 double bedrooms • bedroom 4/sitting room • 2 bath/shower rooms • town garden • allocated parking • gas central heating & double glazing

Description

A light and spacious, end of terrace, town house which has been remodelled and upgraded creating a stylish property, close to excellent amenities and communications. This beautifully presented home includes a reception hall, ground floor cloakroom, and a magnificent open plan kitchen/living/dining area with double doors opening out to the garden. Upstairs, on the first floor, there are 2 bedrooms and a bathroom, the rear bedroom is currently used as a sitting room. On the second floor, there are a further 2 double bedrooms, and a good size Jack & Jill shower room with a large walk-in shower enclosure. Outside, the enclosed patio area is well maintained with wall planters, an awning over the doors, storage facility, water tap, and a double electric socket. There is also a gated pedestrian access to the allocated and visitor parking spaces. Cheltenham Borough Council Tax Band D. There is a service charge to First Port Management for the upkeep of the communal grounds - approx. £400.00 per year.



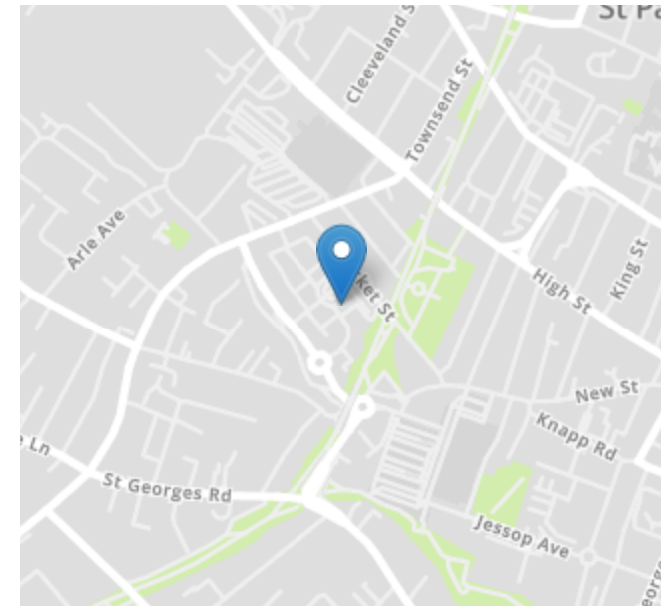
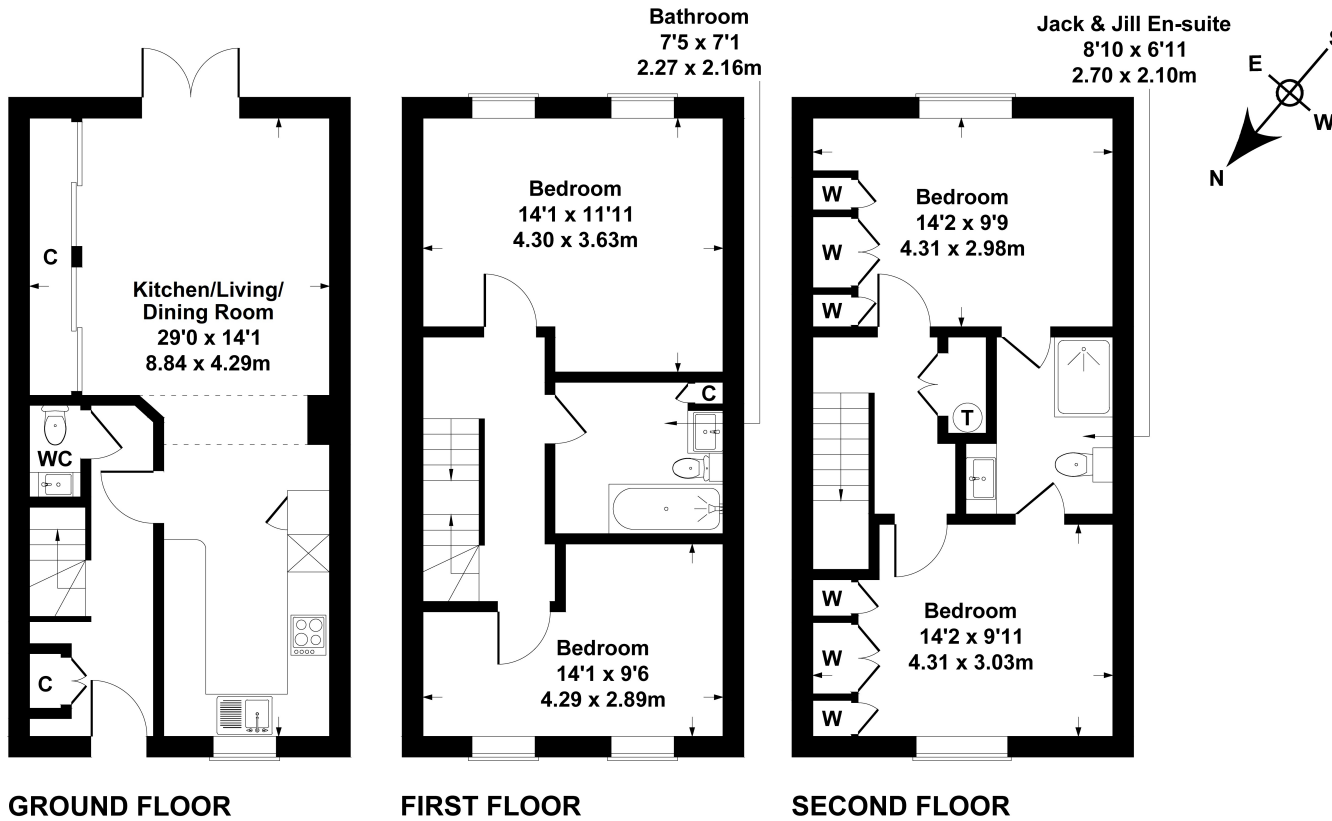


Situation

Brookbank Close is set within a modern development, built approx. 20 years ago. It's close to Waitrose and other well known supermarkets, the railway station, gym/fitness centre 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.

40 Brookbank Close

Approximate Gross Internal Area
1227 sq ft - 114 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C	75	
(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	

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.

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