

CR



11 Linwell Close, Wymans Brook, GL50 4SD

Guide Price £260,000



Linwell Close

Wymans Brook, GL50 4SD

Cook Residential is delighted to present this spacious three bedroom semi detached home, offered with no onward chain and situated in the popular area of Wymans Brook, Cheltenham.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Semi Detached Three Bedroom Home
- Two Reception Rooms
- Popular Wymans Brook Location
- Garden with Potential
- Garage and Driveway Parking
- No Onward Chain





Cook Residential is delighted to present this spacious three bedroom semi detached home, offered with No Onward Chain and situated in the popular area of Wymans Brook, Cheltenham.

With a front lawned garden, rear garage, and driveway parking, this well proportioned property offers excellent potential for modernisation and personalisation. Double glazed throughout and featuring generous living spaces, it's perfect for families or those looking to create their ideal home in a quiet cul-de-sac location.

Living Room: Positioned at the front of the property, the spacious living room enjoys large bright windows that flood the space with natural light. Sliding doors lead through to the dining room, creating a sociable and flexible living arrangement.

Dining Room: The dining room benefits from a large window overlooking the rear garden, making the space feel bright and airy. It's ideal for family meals and entertaining.

Kitchen: Accessed via the dining room, the separate kitchen offers tiled walls, wooden flooring, and plenty of base and wall mounted units for storage. There is direct access to the rear garden, making it practical and functional.

Cloakroom: Conveniently located just before the garden exit, the ground floor WC adds to the functionality of the home.

Bedroom One: A generous double bedroom overlooking the front of the property, featuring built in wardrobes and excellent natural light.

Bedroom Two: Another bright double room situated at the rear, also benefitting from built-in storage.

Bedroom Three: A versatile third bedroom with built-in storage, perfect for use as a home office, nursery, or single bedroom.

Bathroom: The bathroom is fully tiled and comprises a walk-in shower, basin, and WC, offering a clean and functional space.

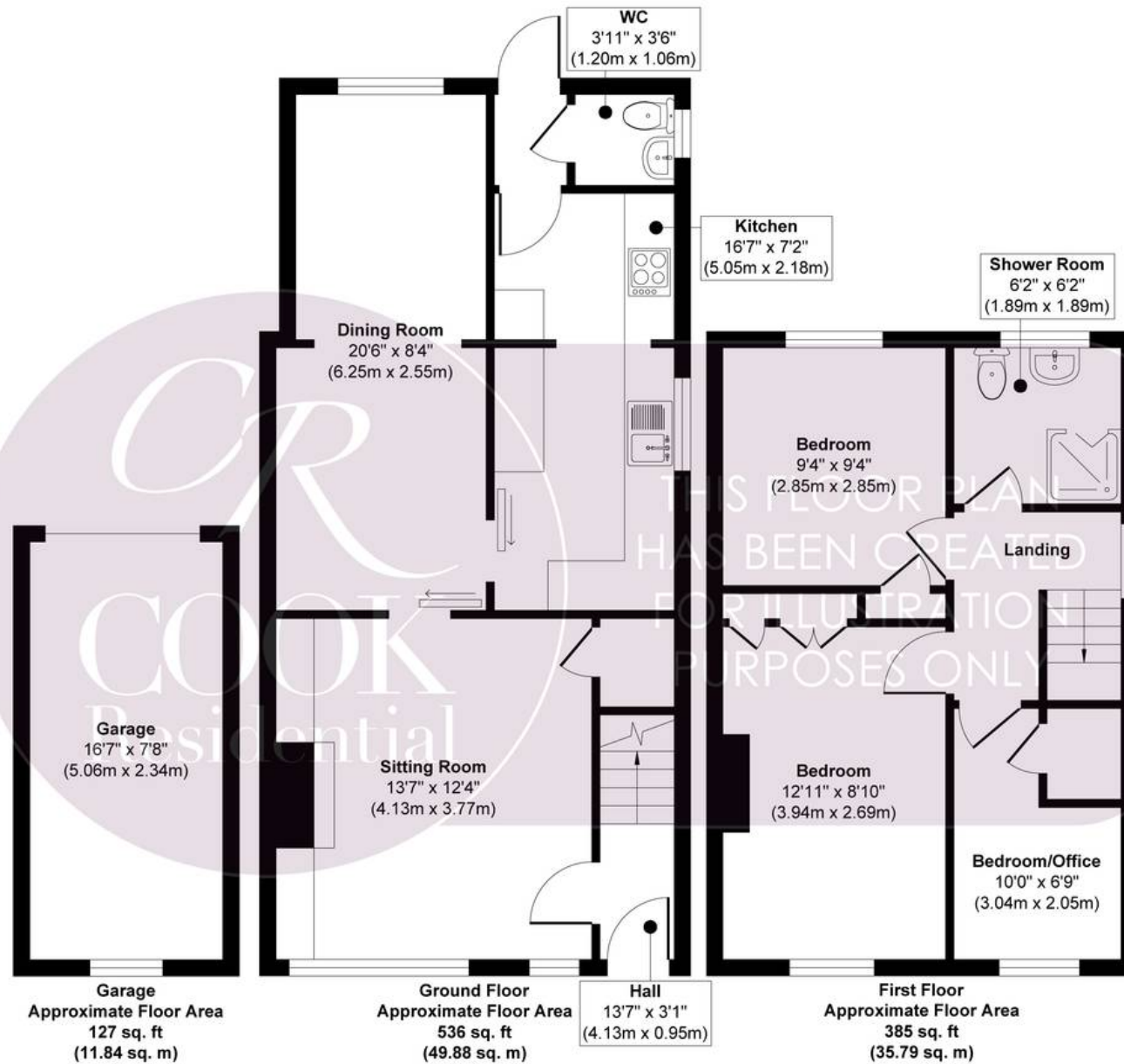
Garden & Parking: To the front is a well maintained lawned garden and the rear garden provides access to a garage and rear driveway parking.

Tenure: Freehold

Council Tax Band: C

Location: Situated on Linwell Close in the popular Wymans Brook area of Cheltenham, the property benefits from local amenities, parks, and schools within close proximity. There is easy access to the town centre, the M5 motorway, and Cheltenham Spa Train Station. This quiet residential area is well suited for families and commuters alike.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.



Approx. Gross Internal Floor Area 1048 sq. ft / 97.51 sq. m (Including Garage)

Approx. Gross Internal Floor Area 921 sq. ft / 85.67 sq. m (Excluding Garage)

Produced by Elements Property





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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.