



Old Millbrook Terrace, Cheltenham, GL50 3RX

Guide Price £250,000





## Old Millbrook Terrace

Cheltenham, GL50 3RX

Charming period mid-terrace with cellar, outbuilding, garden, and parking. Three levels, two bedrooms. Walk to Cheltenham town centre. Freehold. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Freehold

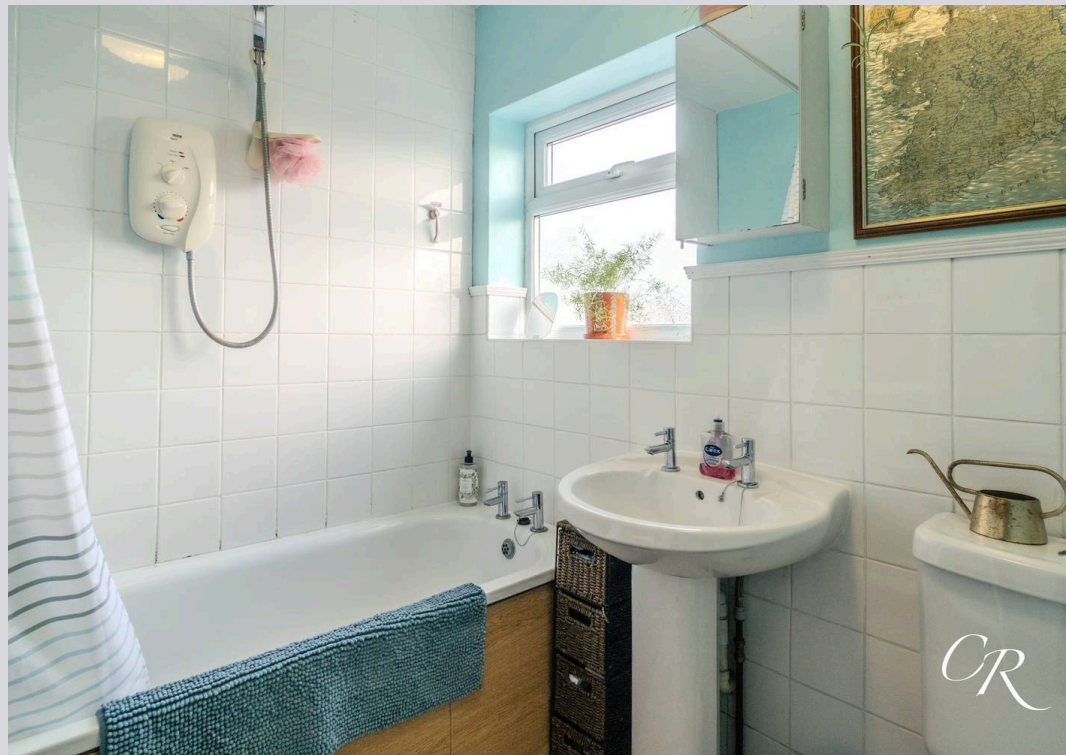
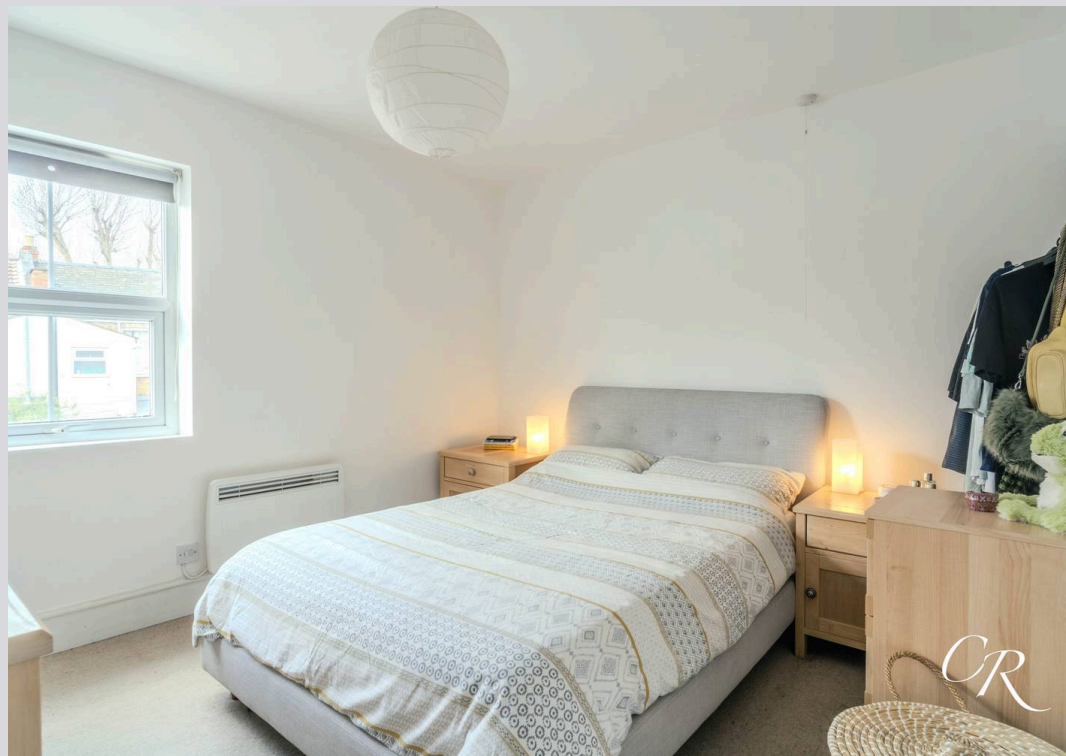
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Two Bedroom Terraced Home
- Well Presented Throughout
- Situated Close To Local Amenities
- Basement
- Enclosed Private Rear Garden With Outbuilding
- Allocated Parking Space







A charming period mid-terrace home offering well-balanced accommodation arranged over three levels, including a useful cellar and a detached outbuilding. The property is situated in a convenient location within easy walking distance of Cheltenham Town Centre and benefits from an allocated parking space opposite.

**Entrance:** The front door opens directly into the sitting room, creating a welcoming first impression.

**Sitting Room:** A cosy and characterful reception room featuring an exposed brick fireplace with inset, bespoke fitted cabinetry and shelving to either side, and wood-effect flooring. The room is well lit and offers a comfortable space for relaxing and entertaining.

**Kitchen / Dining Room:** Positioned to the rear of the property, the kitchen-dining room provides an excellent everyday living space with room for a table and chairs. Fitted with a range of shaker-style base and wall units with worktops over, tiled splashbacks, and an inset stainless-steel sink with mixer tap. Integrated appliances include a double oven and induction hob, with space for a freestanding fridge-freezer and other appliances. There is also a utility space in the rear porch which also provides access to the rear garden. There is also a door which leads down to the cellar from the kitchen.

**Basement / Snug:** A particularly useful additional space with exposed beams, power and lighting, currently used as storage but offering potential for a variety of uses subject to requirements.

**First Floor Landing:** Providing access to both bedrooms and the bathroom.

**Bedroom One:** A generous double bedroom with a window overlooking the front of the property, offering ample space for freestanding furniture.

**Bedroom Two:** A second bedroom positioned to the rear of the property overlooks the garden, ideal as a guest room, home office or nursery.

**Bathroom:** Fitted with a white suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. Part tiled walls and a window provide natural light and ventilation.

**Outbuilding / Shed:** Positioned at the end of the garden is a detached outbuilding offering excellent flexibility for storage.

**Garden:** To the rear is an enclosed garden with a paved seating area, lawn and established borders.

**Parking:** The property benefits from an allocated parking space located opposite the house, providing convenient off-road parking.

**Tenure:** Freehold

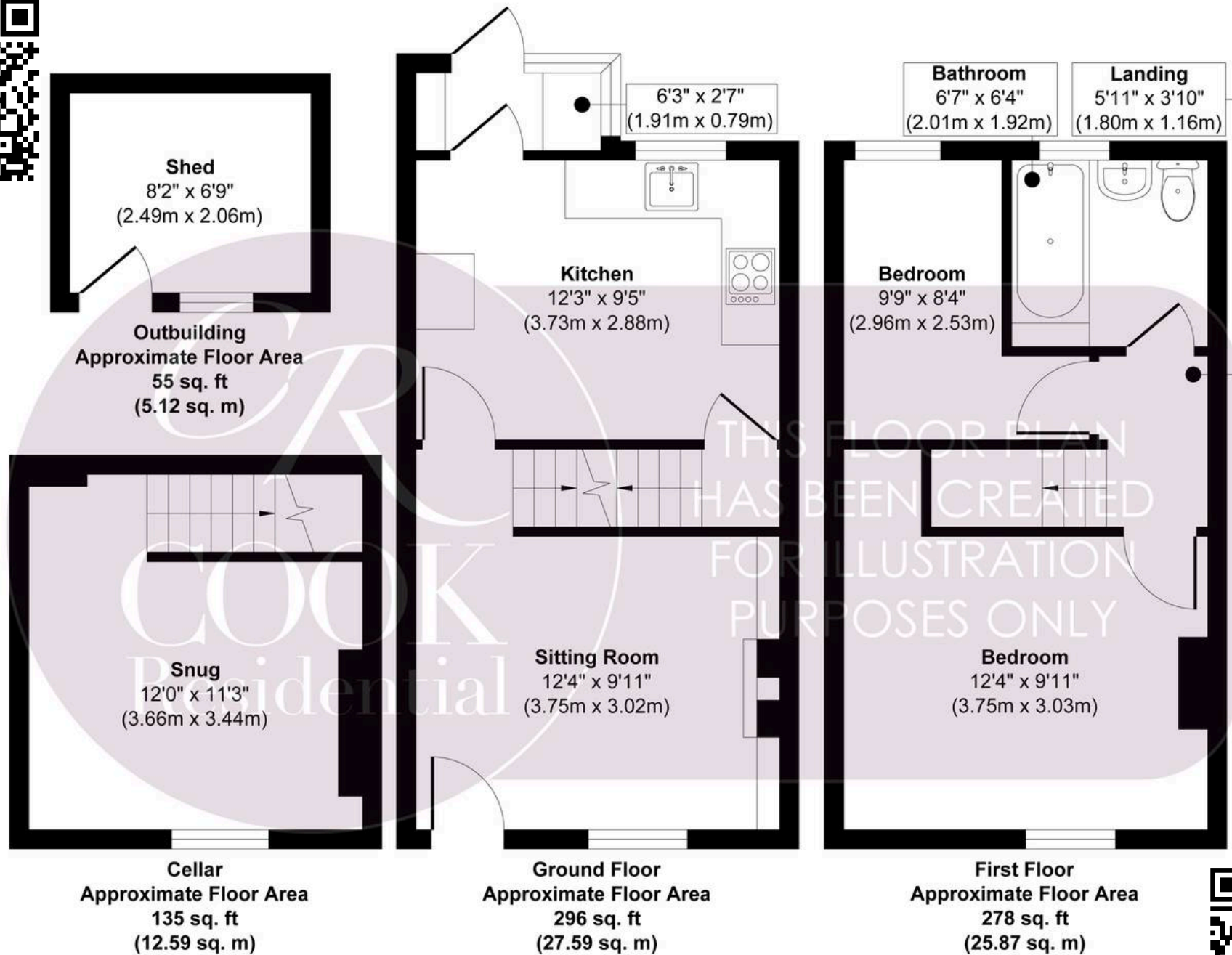
**Council Tax Band:** B

**Agents Note:** Please note that there is no gas at this property.

**Location:** Old Millbrook Terrace is well positioned within easy walking distance of Cheltenham town centre, offering access to a wide range of shops, cafés, restaurants and leisure facilities.

**Important Notice:** These particulars are prepared in good faith and do not form part of any contract. All measurements, descriptions, fixtures and fittings are approximate. Cook Residential accepts no liability for errors or omissions, and prospective purchasers should verify all details independently. All information relating to tenure and boundaries to be verified by purchaser's solicitor. All measurements and details provided are for guidance only.





Approx. Gross Internal Floor Area 764 sq. ft / 71.17 sq. m (Including Outbuilding)  
Approx. Gross Internal Floor Area 709 sq. ft / 66.05 sq. m (Excluding Outbuilding)

Produced by Elements Property







## Cook Residential

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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.