



Stanwick Gardens, Wymans Brook, GL51 9LF

Guide Price £260,000





## 68 Stanwick Gardens

Wymans Brook, GL51 9LF

Situated within a popular residential area of Wyman's Brook, this well-presented terraced home offers balanced accommodation across two floors, complemented by a refitted kitchen, newly laid carpets and a private rear garden.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

- No Onward Chain
- Three Bedrooms With Built-In Storage To Bedroom Three
- Freshly Updated With Newly Laid Carpets And Flooring
- Stylishly Refitted Kitchen With Direct Garden Access
- Private Rear Garden With Patio And Lawn – Ideal For Entertaining
- Integral Garage With Internal Access And Driveway Parking





Situated within a popular residential area of Wyman's Brook, this well-presented terraced home offers balanced accommodation across two floors, complemented by a refitted kitchen, newly laid carpets and a private rear garden. Offered to the market with No Onward Chain, the property provides an excellent opportunity for first-time buyers, investors or those looking for a straightforward move.

**Entrance Hall:** A welcoming entrance hall providing access to the principal ground floor accommodation, with stairs rising to the first floor, useful built-in storage and a pedestrian door giving direct access into the garage.

**Sitting/Dining Room:** A bright and well-proportioned reception room, with a large window allowing plenty of natural light. The room offers ample space for both seating and dining, creating a versatile living environment.

**Kitchen:** Recently refitted, the kitchen is arranged with a range of contemporary wall and base units with work surfaces over. Fitted with an integrated oven, gas hob and extractor hood, along with space for further appliances. A door provides direct access to the rear garden.

**First Floor Landing:** Providing access to all first floor rooms.

**Bedroom One:** A generous double bedroom positioned to the rear of the property, enjoying a pleasant outlook over the garden.

**Bedroom Two:** A well-proportioned double bedroom located to the front of the property.

**Bedroom Three:** A single bedroom, ideal as a home office or nursery, positioned to the front and benefiting from built-in storage over the staircase.

**Shower Room:** Fitted with a modern white suite comprising a walk-in shower, wash hand basin and WC, complemented by contemporary wall finishes.

**Rear Garden:** The rear garden is mainly laid to lawn with a paved patio area adjoining the property, enclosed by fencing and offering a good degree of privacy. A garden shed provides useful external storage.

**Garage & Parking:** The property benefits from an integral garage with up-and-over door, also accessible internally from the entrance hall, along with driveway parking to the front.

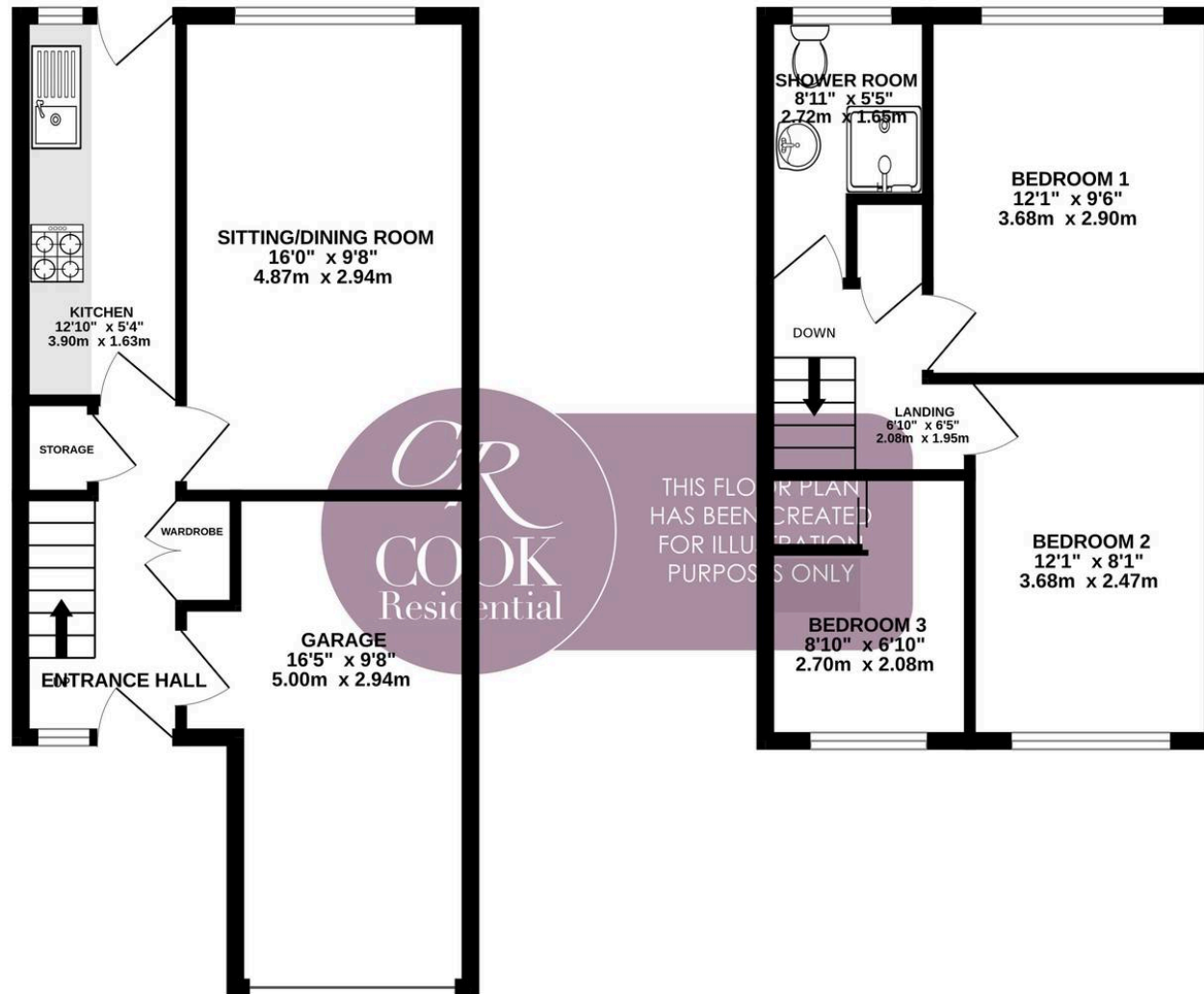
**Location:** Wyman's Brook is a well-established residential area to the north-west of Cheltenham, offering a range of local amenities including shops, schools and regular transport links. The property is conveniently positioned for access to Cheltenham town centre, with its wide range of shops, restaurants and leisure facilities, as well as good access to the M5 and surrounding countryside.

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GROUND FLOOR  
426 sq.ft. (39.5 sq.m.) approx.

1ST FLOOR  
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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