



Willowbrook Drive, Cheltenham, GL51 0PU

Guide Price £200,000



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Cheltenham, GL51 0PU

This well-presented two-bedroom home is situated within a quiet residential setting, offering a practical layout, off-road parking and a low-maintenance garden, making it an ideal first-time purchase or investment opportunity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

- Ideal First Time Buy Or Investment Opportunity
- Two Bedroom Terraced Home
- Well-Established Residential Area
- Built-In Storage Throughout Property
- Low Maintenance Rear Garden
- Driveway Parking For One Vehicle Plus an Additional Allocated Parking Space To The Side Of The Property





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Entrance Hall: This home is accessed via a useful porch area, providing a welcoming entrance with space for coats and shoes, along with additional built-in storage.

Sitting/Dining Room: A bright and well-proportioned main living space, offering ample room for both seating and dining. A front-facing window allows natural light to fill the room, while the layout flows comfortably through to the kitchen at the rear. Stairs rise from this room to the first floor, making it a central hub of the home.

Kitchen: Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units with work surfaces over, complemented by tiled splashbacks. There is space and plumbing for appliances and there is direct access out to the rear garden.

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

Bedroom One: A comfortable double bedroom positioned to the front of the property, offering space for bedroom furniture and enjoying a pleasant outlook. This room benefits from built-in storage.

Bedroom Two: A second double bedroom overlooking the rear garden, ideal as a guest room, home office or nursery.

Bathroom: Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, finished with tiled walls for ease of maintenance.

Outside: The rear garden has been designed for low maintenance, laid mainly to gravel and offering a private outdoor space to enjoy. A shed is included within the sale, providing additional storage.

Parking: The property benefits from two parking spaces. Driveway parking for one vehicle, and allocated parking for one vehicle at the end of the terrace.

Additional Information:

Tenure: Freehold

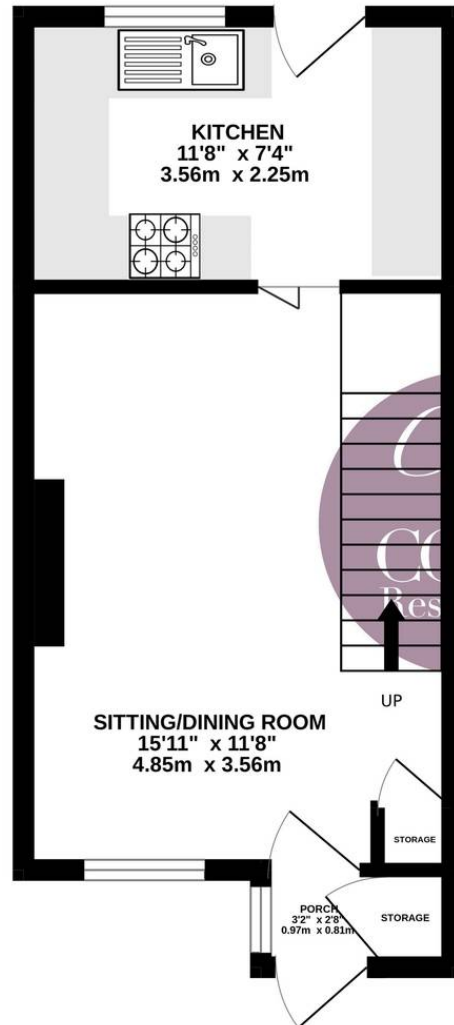
Council Tax Band: B

Location: The property is situated within a well-established residential area, offering easy access to local amenities, schools and transport links, while also being within convenient reach of Cheltenham town centre and surrounding countryside.

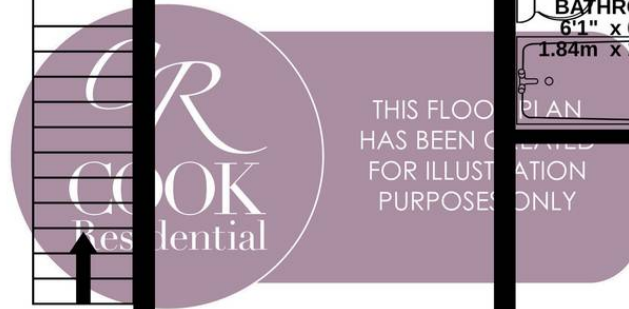
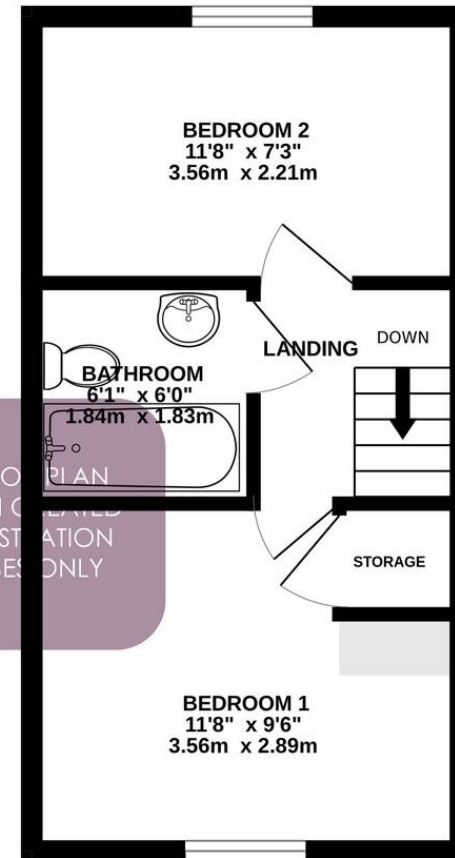
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GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA : 548 sq.ft. (50.9 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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