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10 Millbrook Street Cheltenham GL50 3RP

- Extended Period Terrace House
- Close to Waitrose, Station & Town
- 12' x 11' Sitting Room w. Fireplace
- Mod. 4 Pce. Mezzanine Bathroom
- Recent Re-fitted 12' x 10' Kitchen
- Two Double Bedrooms (c.14' & 12')
- 15' Full Width Family/ Dining Rm
- Walled Frontage & Town Gardens

REGION OF £295,000

Fine Example of Cheltenham Period Terrace House with Lots of Character – Close to Waitrose/ Town, Extended & Well Presented...

Arch Porch to 23' Hall & Inner Hall, 12' Sitting Room w. fireplace, Recently Re-Fitted Kitchen and 15' Dining/ Family Room...

Modern 4 Piece Mezzanine Bathroom & Two Genuine Double Bedrooms...

Walled Frontage and South Facing Town Garden.

ENTRANCE AREA

Recessed Arch porch with period moulding to part glazed front door with fan light over.

ENTRANCE HALL & INNER HALL

23' 5" x 5' 0" (7.13m x 1.52m) Max.

Original pine panelled doors to sitting room and kitchen plus open doorway to family/ dining room. Ceiling cornice and corbels. Power points, pendant light points, double radiator. Stairway rising to upper floors. Access to understairs storage area with fitted shelving.

SITTING ROOM

11' 7" x 11' 1" (3.53m x 3.38m)

Front aspect double glazed sash style window, focal point working period fireplace. Ceiling coving, ceiling rose, pendant light point. Power points, Radiator, TV/ Media points. Base level alcove cupboard also housing electrical consumer unit.

RE-FITTED KITCHEN

11' 8" x 9' 8" (3.55m x 2.94m)

Comprehensive range of eye, base and drawer units with 'soft-close'. Preparation lighting. Solid oak work surfaces and shelving, inset stainless steel sink with mono tap, tiled splash-back areas, plumbing and space for washing machine and dishwasher, space and connection for range style cooker with matching fitted extractor hood, 'Karndean' oak effect flooring, power points, ceiling coving, pendant light point. Open arch walkway to...

FAMILY/ DINING ROOM

14' 9" x 9' 0" (4.49m x 2.74m)

Existing dining room extended in 2002 to create pleasing full width room with double glazed window and french doors to the garden aspect, semi glazed sloping double glazed roof, power points, 'Karndean' oak effect flooring, plus good space for family dining table and furniture.

MEZZANINE BATHROOM

8' 2" x 9' 2" (2.49m x 2.79m)

Sizeable four-piece bathroom with opaque double-glazed window to the rear aspect and recently installed oak effect flooring plus marble effect splash-backs. Comprising: Panelled bath, separate shower cubicle, pedestal wash basin, low level WC and single panel radiator and chrome heated towel rail.

BEDROOM ONE

13' 3" x 11' 8" (4.04m x 3.55m)

Front aspect full width bedroom with dual double-glazed windows, dual panelled doors to separate wardrobe/storage areas. Ceiling coving, recessed ceiling spotlights, radiator, power points.

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m)

Rear aspect double glazed window, ceiling coving, power points, radiator, pendant light point.

OUTSIDE: FRONTAGE

Matching cream rendered dwarf wall defines hardstanding frontage with access for porch and storage of bins etc...

REAR GARDEN

14' 0" x 14' 0" (4.26m x 4.26m)

Town garden that enjoys sunny south orientation, enclosed by timber panel fencing and wall. Nearest the property is full width flagstone sun terrace with steps up to section of artificial lawn with rear timber retained planting beds.

TENURE

Freehold.

SERVICES

Mains Gas, Electricity, Water and Drainage are connected.

COUNCIL TAX

Band 'B' – £1594 for 2023/24.

