



Brosnan Drive
Cheltenham, GL51 0GD

Perry Bishop
and Chambers

the agent who keeps you informed

The Property

Situated in a quiet no through road overlooking a small open green is this rather spacious four/five bedroom town house. Ideally positioned for GCHQ, the M5 motorway links and also easily accessible for Cheltenham Town Centre.

Arranged over three floors the accommodation in brief comprises an entrance hall, cloakroom, dining room which leads into a delightfully fitted kitchen with a range of built in appliances with granite work surfaces, French door leads into a surprising good-sized rear garden, there is also a utility room on the ground floor.

On the first floor there is a spacious landing, large sitting room with an attractive fireplace, a master bedroom with an en-suite shower room and walk in wardrobe, study, further reception room/bedroom five, study and a separate cloakroom.

On the second floor there are a further three bedrooms one with an en-suite shower room and a family bathroom.

Additional benefits of this modern family home include, off road parking, a garage, gas fired central heating, double glazing and a private mature rear garden.

Amenities

A perfect location to capitalise on speedy M5 access or the cathedral town of Gloucester. Also within a mile are a choice of supermarkets and a DIY store. Charlecote also has a general store on Fiddlers Green Lane as well as Otium, a leisure facility attached the Thistle Hotel that offers a Gym, pool, steam & sauna, as well as tennis courts and aerobic classes. Gloscat College can also be found nearby. And railway commuters are attracted to the brisk 15 minute walk to Cheltenham Spa Station.

Directions

From Cheltenham town centre proceed along Lansdown Road towards Gloucester and M5. Bearing left at the large island at GCHQ turn right at the traffic lights alongside the car park and across a final island. A final left hand turn will take into the residents square, signposted for Brosnan Drive, will take you towards the residents square and a final right hand turn will lead you to the property on the right hand side.

Viewings

To view please make an appointment through our Cheltenham Office – 01242 246980

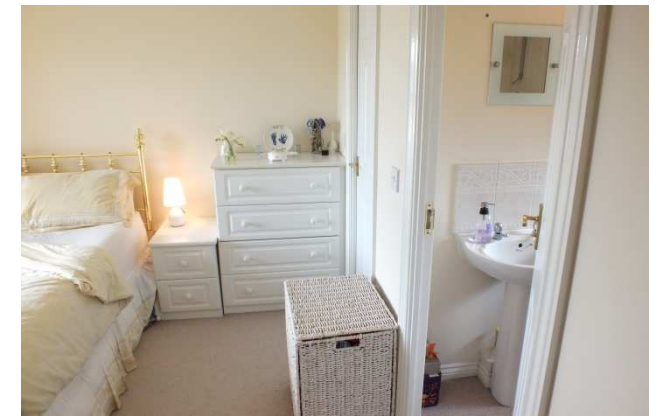
Local Authority

Cheltenham Borough Council
Council Tax Band

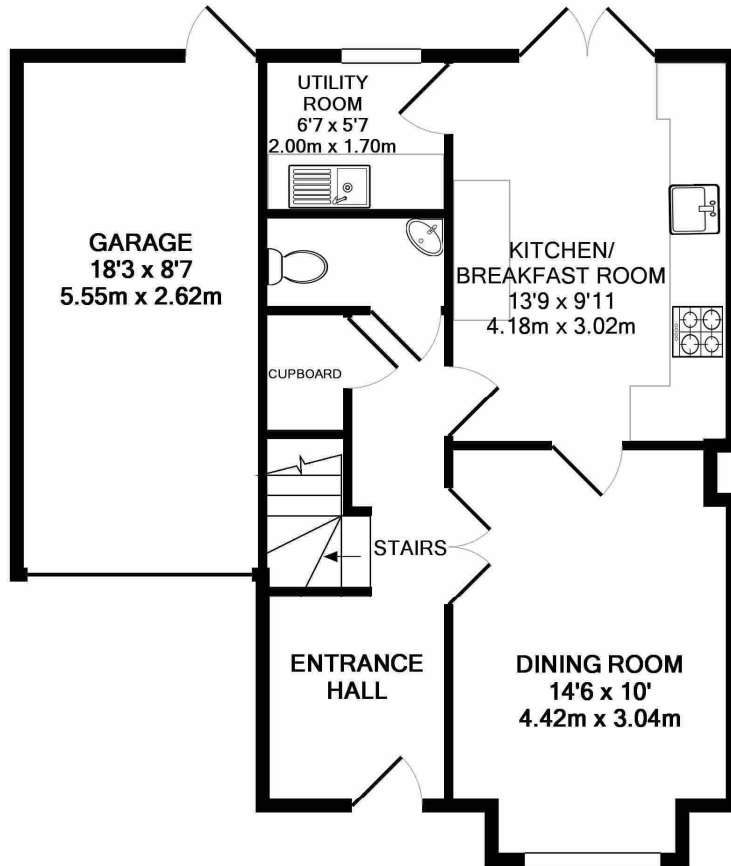
Services and Tenure

We believe the property is served by mains electricity, gas, water, drainage. The vendor informs us that the tenure is freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your solicitor or Surveyor.

EPC Rating C



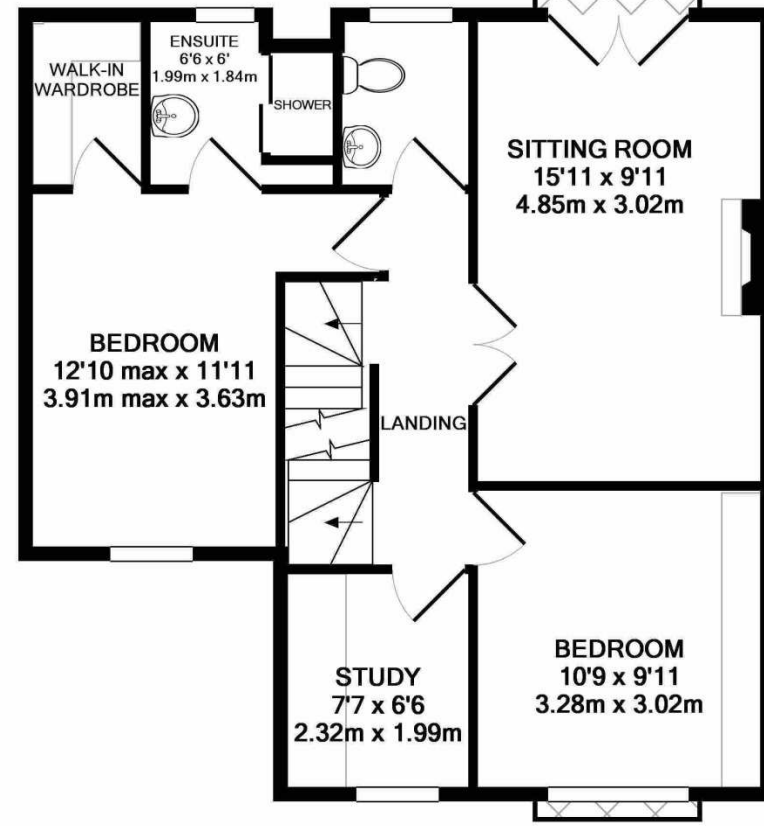




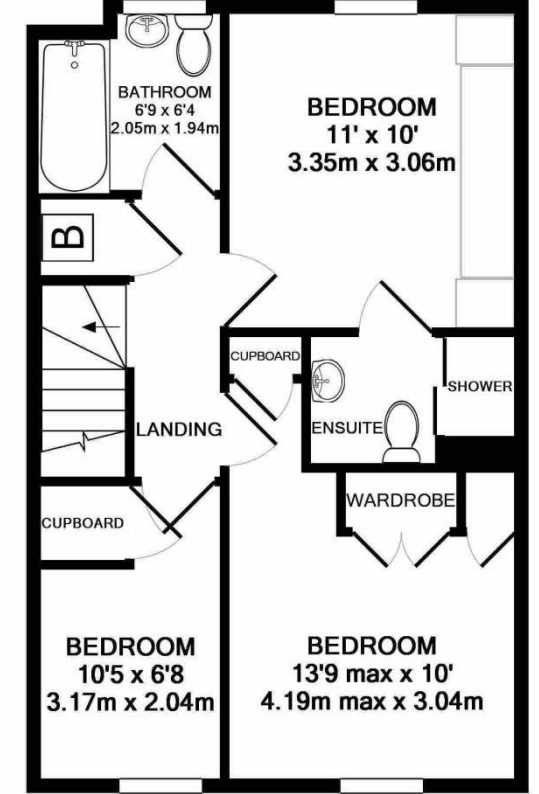
GROUND FLOOR
APPROX. FLOOR
AREA 604 SQ.FT.
(56.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1625 SQ.FT. (151.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR
APPROX. FLOOR
AREA 590 SQ.FT.
(54.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)