



**24 Willowbrook Drive, Cheltenham**

Cheltenham

Offers Over **£170,000**

# 24 Willowbrook Drive

Cheltenham

An Excellent Opportunity for an INVESTOR or keen DIY'er to put their own stamp on a TWO Bedroom Terraced House in Cheltenham

Ground Floor off entrance hall, Lounge Diner, Kitchen and CONSERVATORY, whilst to the first floor are Two DOUBLE Bedrooms and Bathroom.

Benefits include Double Glazing and Gas Radiator Central Heating

Externally there is DRIVEWAY to the front providing off road parking for several cars and a Rear Garden.

Call 01684 642642 To View

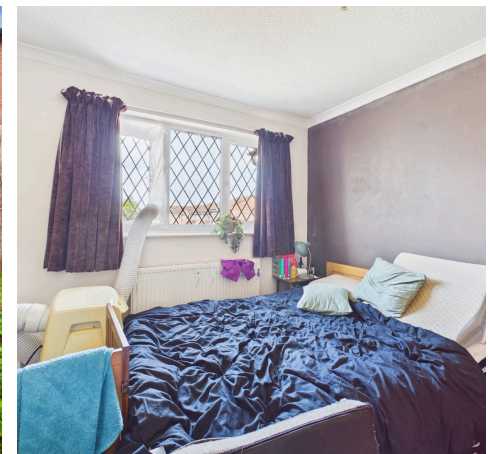
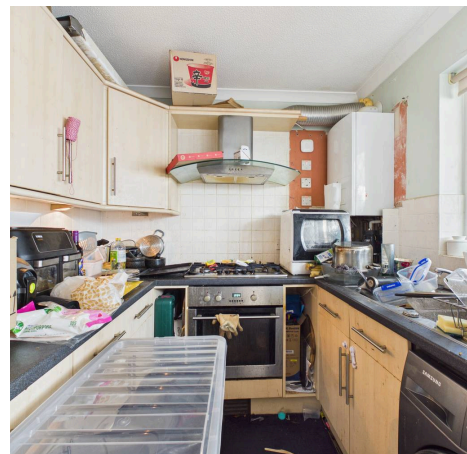
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Two Bedrooms
- Lounge Diner
- Kitchen and Conservatory
- Family Bathroom
- Driveway To Front providing Off Road Parking
- Rear Garden



**Entry**

3' 5" x 2' 11" (1.04m x 0.90m)

**Lounge**

15' 9" x 11' 6" (4.81m x 3.51m)

**Kitchen**

11' 7" x 7' 3" (3.53m x 2.22m)

**Sunroom**

8' 11" x 8' 10" (2.71m x 2.70m)

**Landing**

5' 11" x 5' 7" (1.80m x 1.71m)

**Bathroom**

5' 10" x 5' 5" (1.79m x 1.64m)

**Bedroom One**

11' 11" x 9' 5" (3.63m x 2.88m)

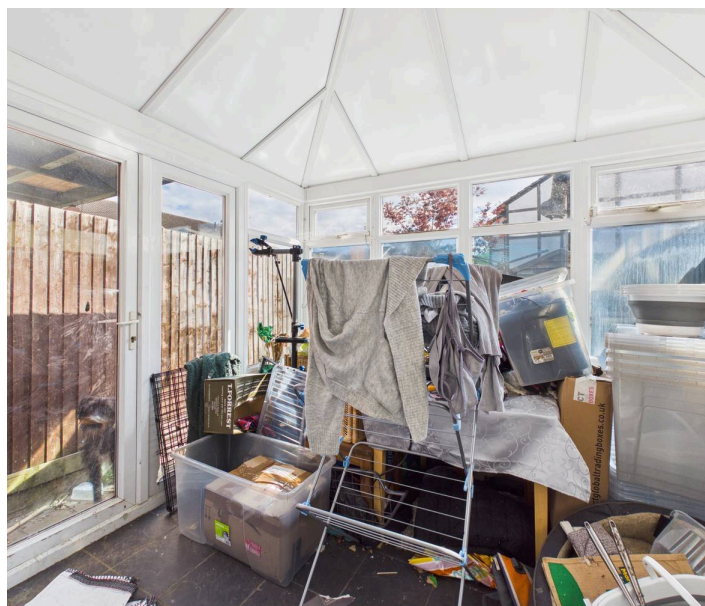
**Bedroom Two**

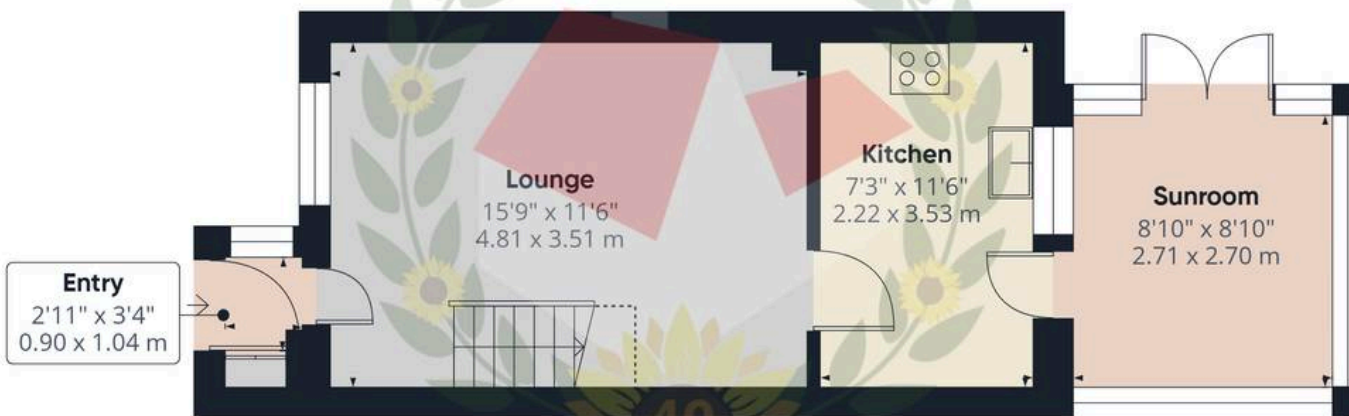
11' 8" x 7' 1" (3.56m x 2.17m)

**Additional Information**

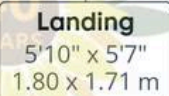
Gas & Electric - Mains

Water & Sewerage - Mains





Ground Floor



Floor 1



**Approximate total area<sup>(1)</sup>**

610 ft<sup>2</sup>  
 56.6 m<sup>2</sup>

**Reduced headroom**

17 ft<sup>2</sup>  
 1.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE 360**



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