



16 Stanwick Drive
Cheltenham

ME
And
YOU
ESTATE AGENTS
SALES & LETTINGS

Wymans Brook is a much sought-after spot offering homes for everyone, so whether you are a family, first time buyer, investor or simply looking to downsize, this 3-4 bedroom property could be ideal for you.

We offer for sale this 3-4 bedroom property which is set on the south side of Wymans Brook.

The ground floor consists of entrance into enclosed hallway with rooms set off. To the front of the property the garage has been converted to provide a room of multiple uses. With its own en-suite shower room it would serve as a fourth bedroom, dining room, office/study or a playroom for the little ones. To the rear you will find a spacious living room which looks out to the garden and adjacent to this a galley kitchen, which one may choose to modernise in time.



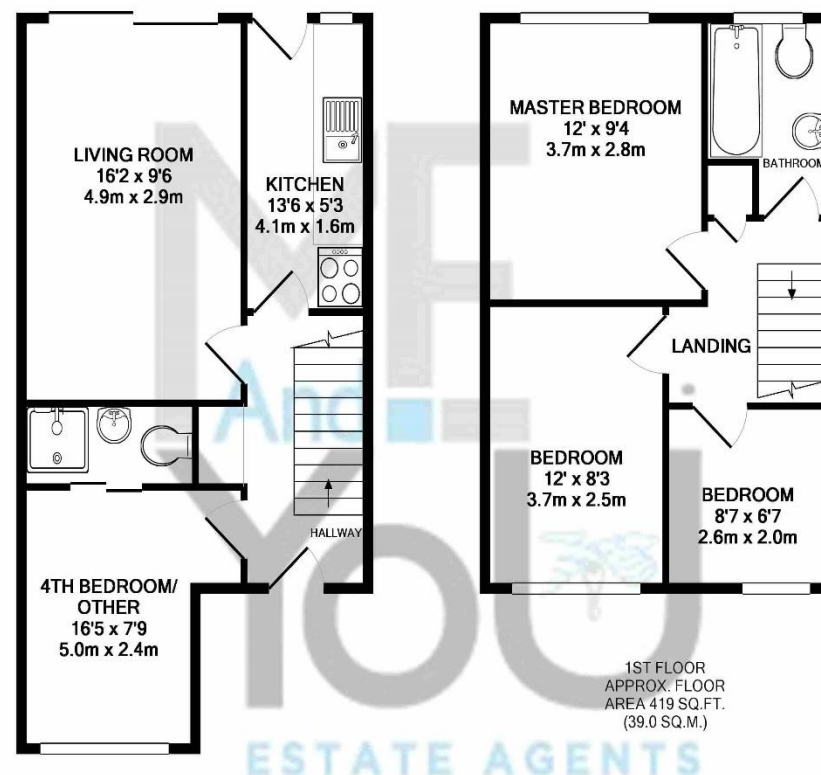


The first floor offers two good sized double bedrooms and one single which benefits with a built in box bed. All three rooms are served by a family bathroom.

The property benefits with double glazed windows and doors throughout, gas central heating and a driveway to the front suitable for one car. You will also find additional parking to the side of the terraced row.

Situation: Close to the town centre and walking distance to many of Cheltenham's popular retail outlets. You will also find bus stops nearby and access to the M5 motorway is just moments away.

Viewings are by appointment only through sole selling agents M.E And You Estate Agents – 01242 584007



GROUND FLOOR
APPROX. FLOOR
AREA 478 SQ.FT.
(44.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 898 SQ.FT. (83.4 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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