

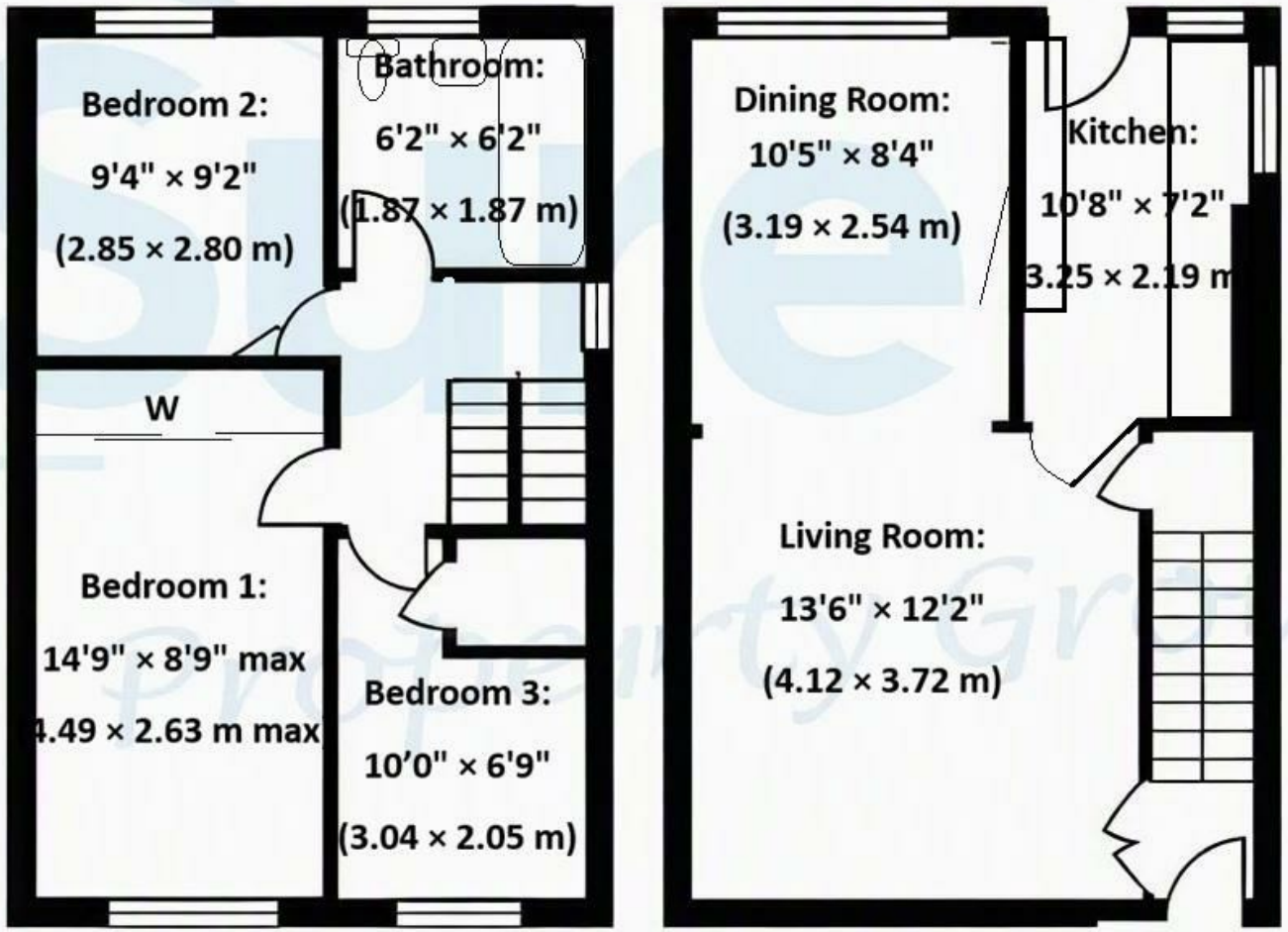
94 MANDARIN WAY, WYMANS BROOK, CHELTENHAM, GL50 4RX

PRICE £280,000

FREEHOLD COUNCIL TAX BAND C

Mandarin Way, GL50 4RX

Total Approximate area - 786 sq ft (73 sq mt)



Floorplan for guidance only - not to scale









Found in the popular location of Wymans Brook and enjoying an open outlook over the communal green to the front.

This three-bedroom semi-detached house offers well-proportioned accommodation comprising a living room open to the dining area, kitchen, three bedrooms, and a bathroom.

Outside, there is a small rear garden, off-road parking space, and a garage. The property benefits from double glazing and gas central heating.

Please note: The property is currently tenanted and can be sold either with the tenant in situ or with vacant possession.



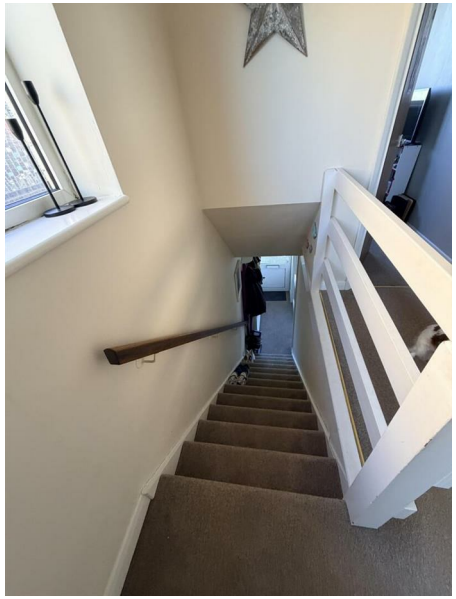


































Wymans Brook is located on the North/West side of Cheltenham and is ideally located for those needing access to GCHQ, A40 Gloucester and the M5. Within a mile/mile and a half or so you will find the retails parks of Gallagher, Gateway, Kingsditch and Centrum all of which have a wide range of shops and eateries and includes Marks and Spencer food hall, Sainsburys, Boots, Next, Pets at Home, Hobbycraft, Greggs and Matalan together with many others.

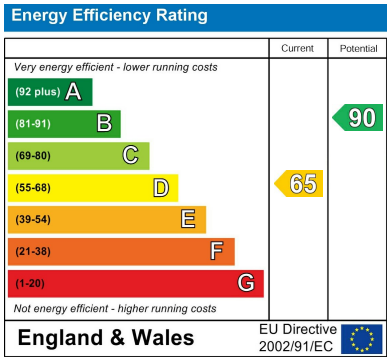
Pittville Park can be reached within a mile from the delightful Historic Grade II listed Pittville Park which boasts lakes including a delightful boating and fishing lake, children's play area and aviaries, tennis courts, skate park and a pitch and putt golf course.

All information subject to legal confirmation

Important Notice: SureLet have not tested any apparatus/installations/ services and cannot vouch for their condition. We therefore strongly recommend that their condition is verified by prospective purchaser(s) through surveyors or solicitors.

Money laundering regulations: Please be aware that we are required by law to comply with the Anti Money Laundering (AML) regulations set out by HMRC for all property transactions. Therefore it is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. A fee will be charged for each individual AML check conducted.

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