



**91 Mandarin Way, Wymans Brook GL50 4RS**  
**£300,000**



## 91 Mandarin Way, Wymans Brook GL50 4RS

• Three bedroom semi-detached property • Immaculately presented throughout • Off road parking • Private and enclosed rear garden • Great sized front garden • Stylish open plan kitchen dining space • Great transport links • Positioned in a popular residential area. • EPC Rating - TBC • Cheltenham Borough Council - Tax Band C- £2,111.54 per annum (2026/2027)



59 Hucclecote Road, Hucclecote, Gloucestershire, GL3 3TL

**£300,000**

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### Accommodation

Upon entering the property, you are welcomed by an inviting hallway providing access to the living room and staircase leading to the first floor. The spacious living room is filled with natural light thanks to a large front facing window, creating a bright and comfortable space for relaxing and entertaining. Double doors open through to the impressive kitchen/dining room. Installed just three years ago, the stylish kitchen is thoughtfully designed with a range of contemporary wall and base units offering ample storage. Integrated appliances include a fridge freezer, washing machine, and electric oven with a four ring electric hob and extractor hood above. The adjoining dining area provides plenty of space for a family dining table and features French doors that open directly onto the patio.

Upstairs are three well-proportioned bedrooms. The generous master bedroom benefits from built-in wardrobes and a front facing window, while bedroom two overlooks the rear and features a built-in cupboard. Bedroom three is positioned to the front and also benefits from useful built-in storage. Completing the home is a stylish shower room with WC, wash hand basin and shower enclosure.

### Outside

To the front, the property has a gravelled garden providing a pathway to the front door and is accompanied by flower beds. The enclosed rear garden

is predominantly paved and complemented by a variety of established plants and shrubs. There is also a useful wooden shed and allocated parking for one vehicle.

### Location

Wymans Brook is a popular residential area of Cheltenham, conveniently located for a range of local amenities, schools, parks and everyday facilities. Cheltenham town centre is easily accessible, offering an excellent selection of shops, cafés, restaurants and leisure facilities. The area is also well positioned for commuting, with excellent road links to Gloucester, Tewkesbury and the wider Cotswolds, while Cheltenham Spa railway station provides regular services to Bristol, Birmingham and London.

### Material Information

Tenure: Freehold.

Council Tax band: Tax band C

Local authority and rates: Cheltenham Borough Council- £2,111.54 per annum (2026/2027)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

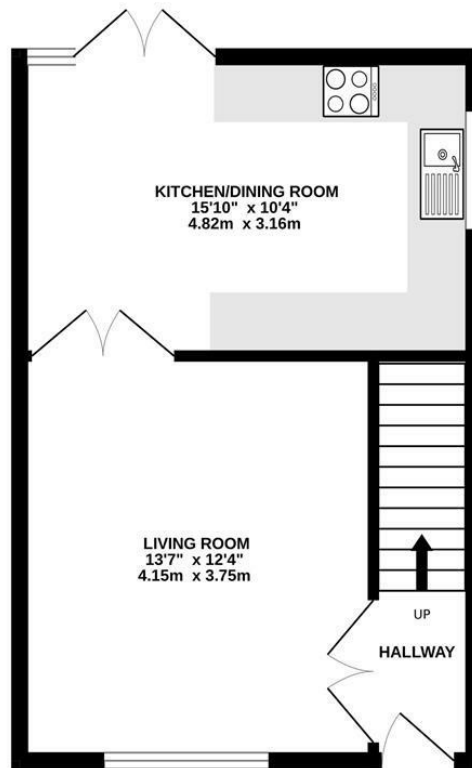
Heating: Gas Central heating.

Broadband speed: Standard 0.6 Mbps, Superfast 20 Mbps, Ultrafast 5500 Mbps

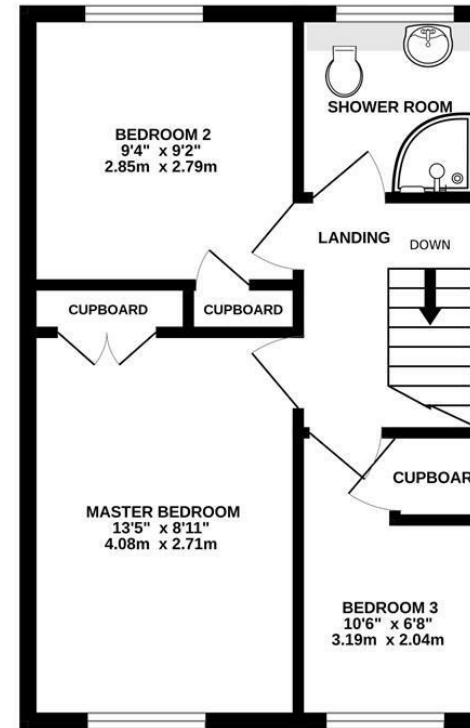
Mobile phone coverage: Vodafone (Likely), O2 (Likely), and EE (Likely), Three (Likely)



GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 768 sq.ft. (71.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Floorplans have been prepared for identification purposes only, they are not to scale and no guarantee can be given as to their accuracy.

Prospective purchasers please be aware none of the appliances, boiler, heaters etc. which may have been mentioned in these particulars have been tested and no guarantee can be given that they are in working order. Prospective purchasers should arrange for such items to be tested at their own expense.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| 82-91 kWh A                                 |         |           |
| 69-81 kWh B                                 |         |           |
| 55-69 kWh C                                 |         |           |
| 46-55 kWh D                                 |         |           |
| 39-46 kWh E                                 |         |           |
| 31-39 kWh F                                 |         |           |
| 21-31 kWh G                                 |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



