



12 Browning Mews, Cheltenham, GL51 3NN Offers in excess of £275,000

Good Move are delighted to present this two bedroom mid-terrace home to the market.

The ground floor welcomes you through a useful entrance porch with additional storage, leading into a spacious and bright living room that provides an inviting space. To the rear, the kitchen offers ample worktop and cupboard space. To the first floor are two well-proportioned bedrooms, alongside a shower room.

Externally, the property shines with a generous enclosed rear garden, providing an excellent outdoor space for entertaining, gardening, or simply enjoying the warmer months. The home also benefits from a number of charming features throughout, adding warmth and character while complementing the recent refurbishment.

Browning Mews enjoys a superb position just 1.2 miles on foot from Montpellier, renowned for its boutique shopping, cafés, restaurants and leisure facilities. Hatherley itself offers an excellent range of amenities including supermarkets, local shops and welcoming pubs. The area remains exceptionally popular with buyers thanks to its easy access to Cheltenham town centre and Junction 11 of the M5 motorway.

The property has been attractively priced and we invite all buyers in a position to proceed to view.

Please call for more information.





Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Section 21

Under the terms of the Estate Agency Act 1979 (section 21) please note that the Vendor of this property is a staff member of the Goodmove Group.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales <small>EU Directive 2002/91/EC</small> 		



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