

## Prestbury Road, Cheltenham, Gloucestershire GL52 2DU



End of terrace property • Three bedrooms • Newly decorated • Period features • Garden • Attached garage • Off-street parking • EPC E

# Prestbury Road,

Cheltenham, Gloucestershire GL52 2DU

## Key Features



3  
Bedrooms



1  
Bathroom



2  
Receptions

## About the property

This impressive semi-detached home, dating back to early 1900s, beautifully combines its rich history with a contemporary feel. The property retains many period features, such as ceiling roses in most rooms, adding to its charm and character, while offering modern comforts for today's lifestyle.

The current owners have made several improvements, including the addition of a convenient cloakroom under the stairs, a new modern kitchen, and an updated bathroom upstairs. With an attached garage and utility room to the side, there is exciting potential for further extension, subject to planning permission. The home is filled with charming period details such as finials in the entrance hall, exposed floorboards, an open fireplace in the living room, and original stained-glass panels in the front door.

The accommodation comprises a recessed entrance porch, leading to an entrance hall and a cloakroom/WC. The bay-fronted living room is perfect for relaxing, while the dining room provides ample space for entertaining. The modern kitchen, which was fitted by the current owners, which features an integral dishwasher, microwave, fan-assisted electric oven, gas hob, and cooker hood, also offers direct access to the garden.

Upstairs, you will find three bedrooms, two of which are generous doubles, and a single bedroom. The stylish family bathroom completes the upper level.

Outside, the rear garden provides a tranquil retreat with a patio area and arbour and includes a door into the garage and utility room. The property also benefits from gas central heating provided by a combination boiler, double glazing throughout, and a generous driveway with space for three vehicles.

## Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

## Broadband and Mobile Coverage

For an indication of specific broadband and mobile speed and supply or coverage in the area we recommend the Broadband and mobile coverage checker - Ofcom.

## Directions

From Cheltenham town centre, proceed north along the Prestbury Road where the property can be found on the right hand side.

## Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

## Local Authority

Cheltenham Borough Council

Council Tax Band- C

## Our reference

CHE/SB/MS/05082024

## We'd love to hear from you

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Approximate Gross Internal Area 1182 sq ft – 110 sq m  
Ground Floor Area 705 sq ft – 66 sq m  
First Floor Area 477 sq ft – 44 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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