

PerryBishop

PROPERTY MADE PERSONAL

Brymore Close, Prestbury, Cheltenham, Gloucestershire GL52 3DY



Detached • Two/three bedrooms • Two shower rooms • Sitting room • Dining room • Conservatory
• Garage and driveway parking • Fantastic location • EPC D



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Key Features



2/3
Bedrooms



2
Bathrooms



1/2
Receptions

About the property

A well-presented detached home with two / three bedrooms, very well located on a quiet residential road in Prestbury.

The property is bright and spacious throughout and provides a large entrance hallway with doors to all rooms and stairs rising to the first floor. Glazed double doors lead off the hallway into a large bay-fronted front reception room with feature fireplace, there is a dining room at the rear of the property which could work as a 3rd bedroom, study or home office. There is a white, high gloss kitchen with electric hob with stainless extractor over, fan oven, tiled splash-backs and space for white goods. Off the kitchen there is a bright conservatory that overlooks the rear garden. The ground floor also offers a white three piece shower room comprising glazed shower with high-gloss storage unit, heated towel rail and fully tiled walls. There is also under stair storage.

Upstairs there are two good sized double bedrooms, both with

large, very useful eaves storage that could be converted to accommodate fitted wardrobe and bespoke storage. The upper floor also offers a second large shower room with fully tiled walls and beech-fronted built-in storage.

To the rear there is a well maintained garden with hedge and fence boundaries, patio area with pergola, lawn and wooden garden shed. To the front there is a large lawn with herbaceous flower border, ample parking for several cars and car-port.

Additional benefits of this well presented home include gas fired central heating, double glazing and a single garage.

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.

Amenities

Prestbury has been documented from as early as 899AD and was subsequently recognised in the Domesday book. The name in Anglo Saxon terms means 'priests' fortress' possibly taken from The Bishop of Hereford's manor house that was known to have stood in the 13th century. Today Prestbury is a modern village with several eating and drinking options as well as a contemporary hair stylist, all alongside a traditional convenience store and butchers. Also on hand are the public footpaths onto the magnificent Cleeve Hill from where there are spectacular views across Cheltenham including the nearby Prestbury Park racecourse, home of the Gold Cup.





Directions

From Cheltenham town centre, take the A435 through Pittville and up to the roundabout at the Racecourse. Take the third exit on to the B4075 towards Prestbury. Travel along this road and take the first left turning into Brymore Avenue, turn right and the immediately left on to Brymore Close and the property will be found on the right.

What3Words: ///zoom.quench.builds

Services & Tenure

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

Local Authority

Cheltenham Borough Council

Council Tax Band D

Our reference

CHE/NB/KF/08102024

We'd love to hear from you

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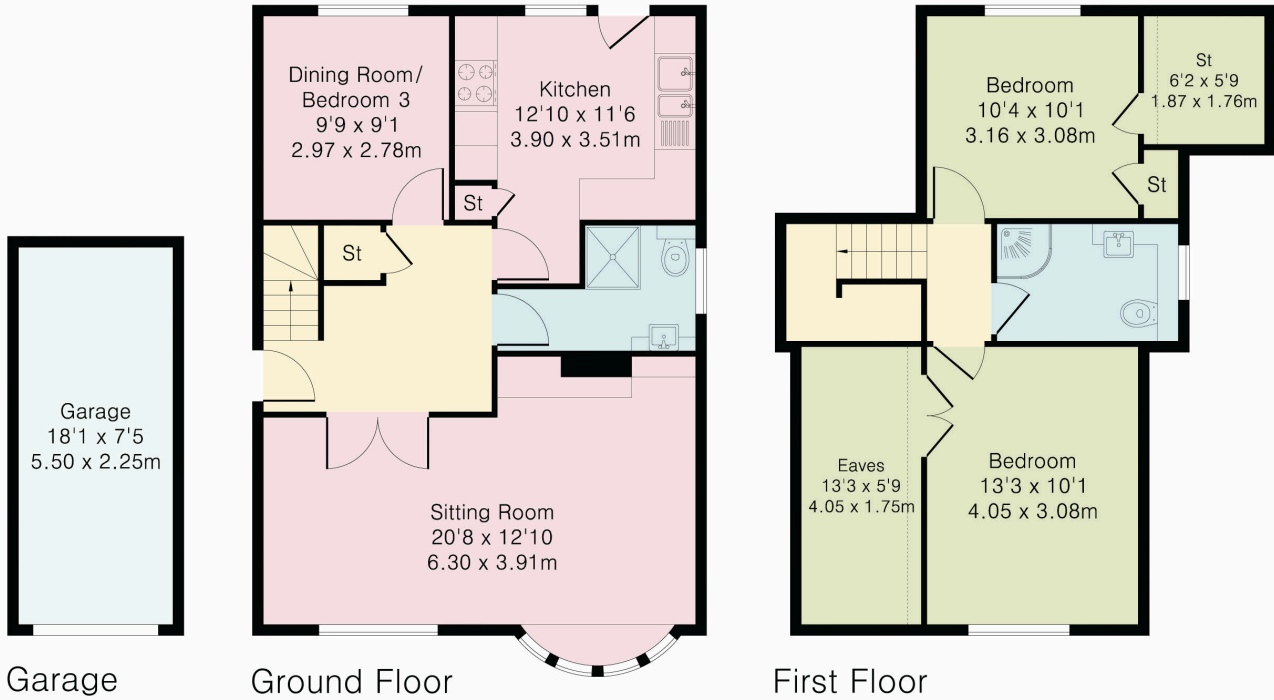


Approximate Gross Internal Area 1132 sq ft - 105 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 387 sq ft – 36 sq m

Garage Area 133 sq ft – 12 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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