



Prestbury

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ESTATE AGENTS

Prestbury

Welland Lodge Road, Cheltenham, GL52 3HH

Guide Price £450,000 Freehold

An extended, 3 bedroom, semi detached house with a good size garden, situated in this sought after residential location.

Reception Hall • bay fronted living room • kitchen/dining room • family room • utility room • cloakroom • 3 bedrooms • bathroom • driveway • workshop/store room • garden • pedestrian gated rear access • garden room

Description

An attractive bay fronted home which has been extended to provide spacious family living. The accommodation includes a reception hall, living room with feature fireplace, a magnificent kitchen/dining room with double doors to the rear garden, family room, separate utility room, and a downstairs cloakroom. Upstairs, there are 3 bedrooms (2 doubles and a single), and a bathroom with shower over the bath. Outside, there is a paved driveway providing off-road parking for 2 cars, and gated side access to a good size rear garden with lawn and seating areas. There is also a workshop/store room (formally a garage), garden room, and a pedestrian gate providing easy access to various children's play areas. The property further benefits from gas central heating, double glazing, and original 1930's features including fireplaces, doors and picture rails.





Situation

A quiet tree lined residential road, just a short walk from the centre of Prestbury village offering a range of amenities including a cafe, grocery store, hair dressers and excellent pubs. Also nearby is the world famous Prestbury Park Racecourse, and Cleeve Hill with its breathtaking views. Cheltenham town centre is approx. 1 mile away, best known for its beautiful architecture and excellent shopping. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Further Information:

Local Authority Cheltenham Borough Council.

Tax Band D.

Electricity Mains. **Water** Mains. **Sewerage** Mains.

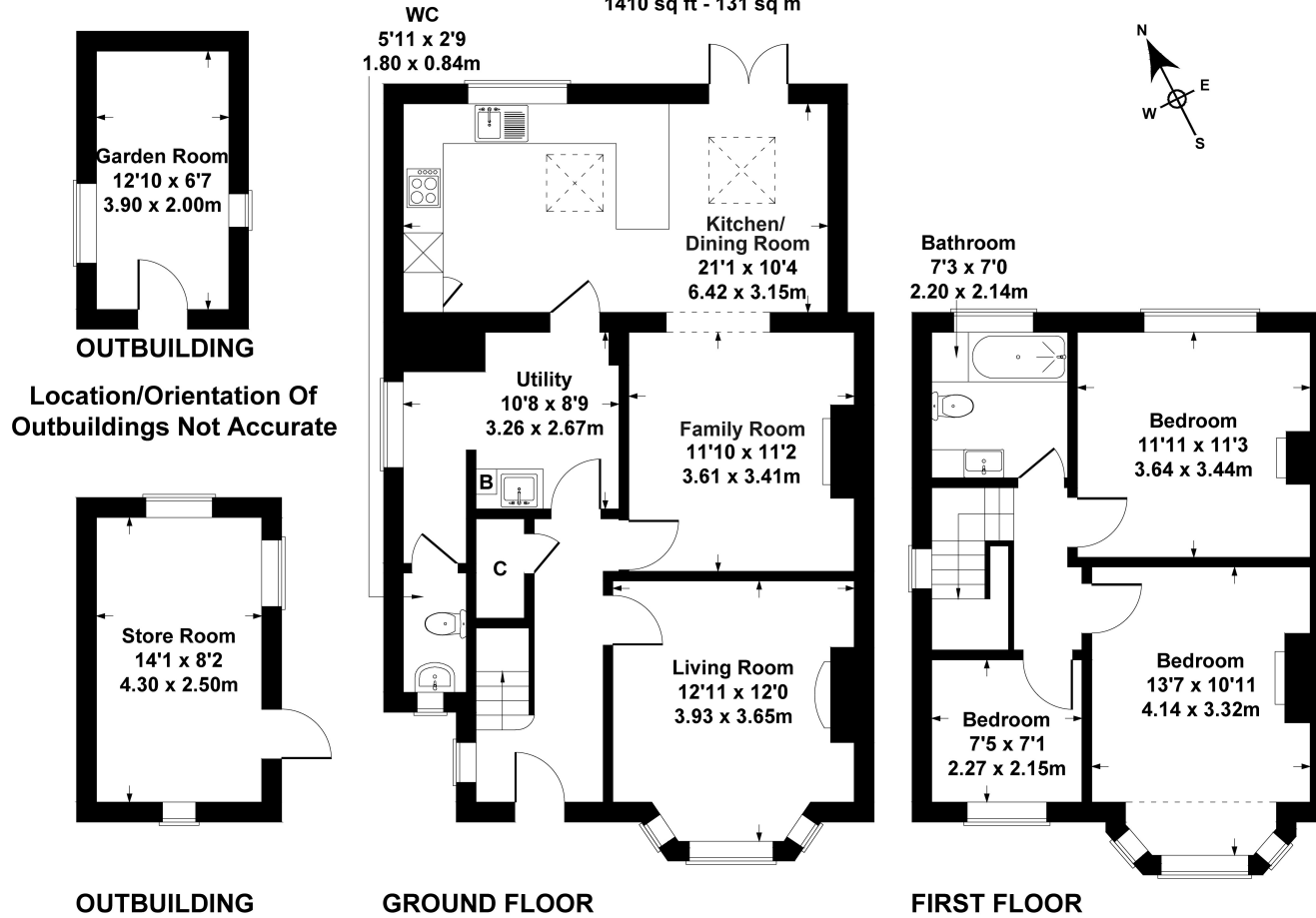
Heating Gas Central Heating.

Broadband Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

81 Welland Lodge Road

Approximate Gross Internal Area
1410 sq ft - 131 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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