



Prestbury



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Prestbury

Bowbridge Lane, Prestbury, Cheltenham, GL52 3BL

£425,000 Freehold

A charming 2 bedroom semi detached cottage, positioned along a very sought after road in the historic village of Prestbury, blending modern comfort with traditional charm.

DETACHED GARAGE • reception porch • living room • kitchen/dining room • conservatory/sun room • bathroom • 2 bedrooms • cloakroom • south facing garden

Description

This delightful property features a well appointed kitchen/dining room equipped with integrated appliances, a utility area, access to the garden, and plenty of room to entertain family and friends. The cosy living room overlooks the front aspect and leads to a modern downstairs bathroom, and a lovely conservatory enjoying views over the garden. The upstairs landing leads to a cloakroom and two double bedrooms, both with built-in cupboards and lovely views over Prestbury. Outside, the pretty rear garden is laid to lawn with mature trees and shrubs, a seated patio area, and gated access for the benefit of a generous detached garage with power and light.

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.

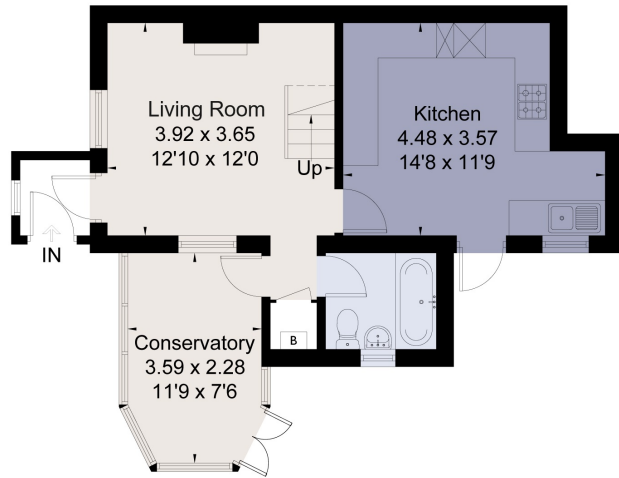




Situation

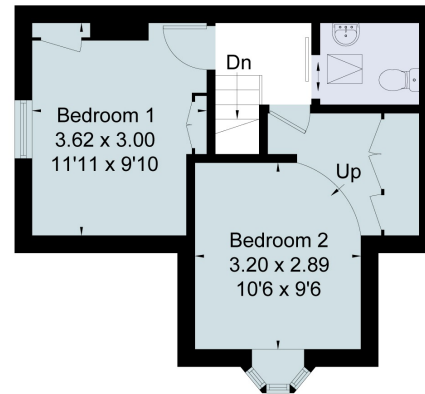
Kirks Cottage is situated towards the end of Bowbridge Lane, a highly desirable road in the historic village of Prestbury. Approximately 2 miles from the centre of Cheltenham, yet within walking distance of village amenities. Prestbury offers several public houses, a Primary School, library, and local shops. A bus service runs into the town centre, and Prestbury Park racecourse is less than 2 miles away.

Approximate Floor Area = 75.3 sq m / 810 sq ft
 Garage = 22.6 sq m / 243 sq ft
 Total = 97.9 sq m / 1053 sq ft

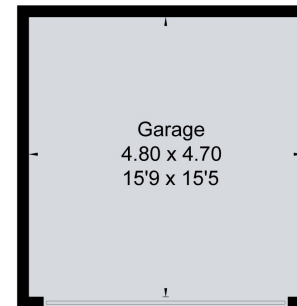


Ground Floor

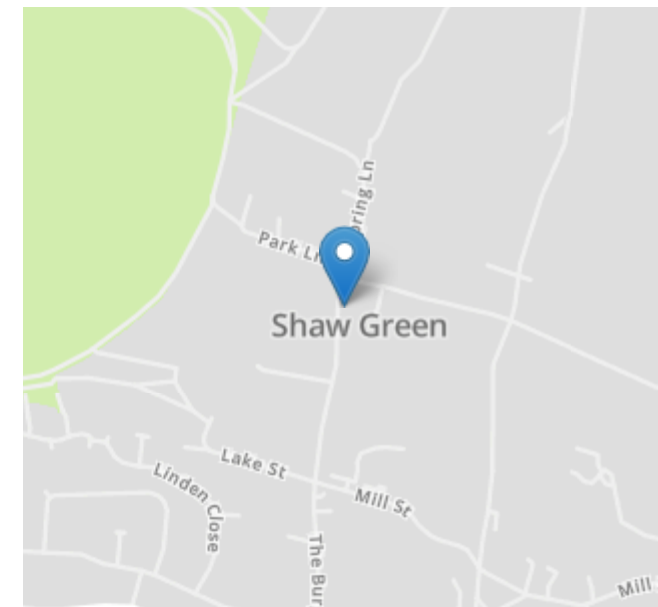
= Reduced head height below 1.5m



First Floor



(Not Shown In Actual Location / Orientation)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61623

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