



 Nick GRIFFITH
for sale
Estate Agents Ltd
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Prestbury

 Nick
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Prestbury

Bramble Rise, Prestbury, Cheltenham, GL52 5LR

£595,000 Freehold

A 4 bedroom, detached, family house with double garage, situated in a quiet no-through road close to Prestbury village and the town centre.

NO ONWARD CHAIN • porch • reception hall • living room • dining room • home office • kitchen/breakfast room • cloakroom • 4 bedrooms • 2 bath/shower rooms • detached double garage • garden • driveway • double glazing & gas central heating

Description

An attractive detached property, situated on a good size plot in this sought after residential development. The accommodation includes an entrance porch, reception hall, living room with feature fireplace and patio doors to the rear, dining room, kitchen/breakfast room, home office, and a downstairs cloakroom. Upstairs, there are 4 bedrooms and 2 bath/shower rooms, the master with an en suite shower room. Outside, there is a driveway providing parking for 2-3 cars, a good size detached double garage, and a generous garden with lawn at the side in addition to the rear. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band F.** **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.



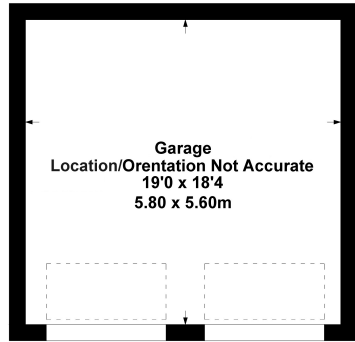


Situation

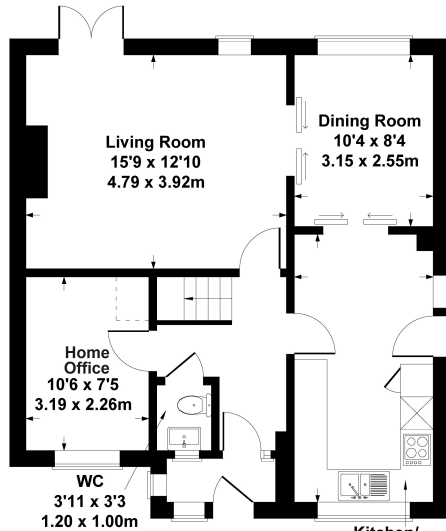
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

17 Bramble Rise

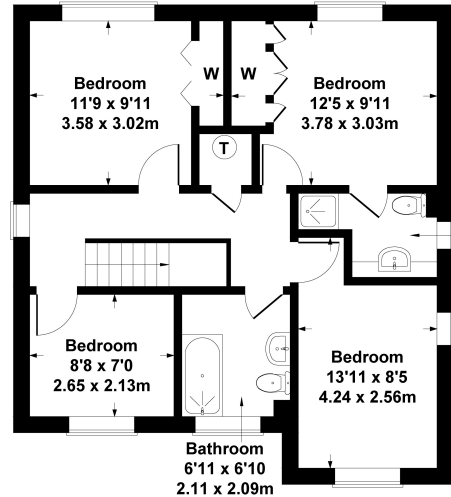
Approximate Gross Internal Area
1593 sq ft - 148 sq m



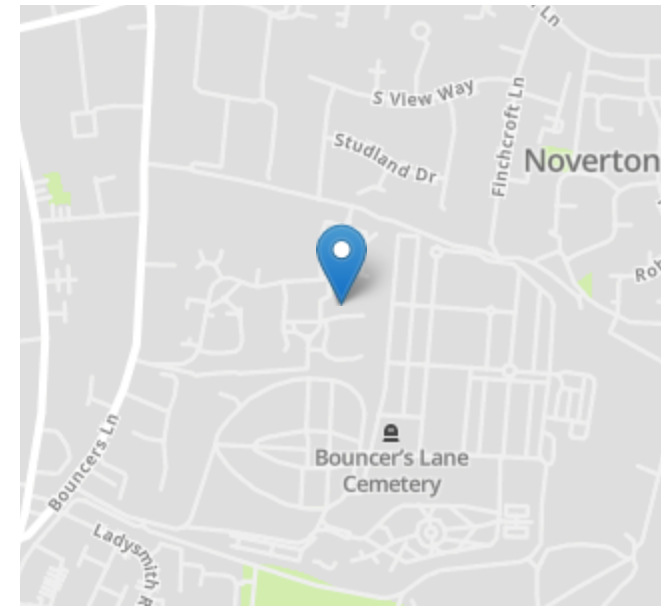
GARAGE



GROUND FLOOR



FIRST FLOOR



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.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		83
(69-80)		
C	70	
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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