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Prestbury

 Nick GRIFFITH  
ESTATE AGENTS



# Prestbury

Court Road, Prestbury, Cheltenham, GL52 5BJ

£375,000 Freehold

An extended, 2 bedroom, semi detached house with off-road parking, located in this quiet cul-de-sac within the popular village of Prestbury.

NO ONWARD CHAIN • living room • dining room • sun room • kitchen • utility & cloakroom • 2 bedrooms • bathroom • driveway • mature rear garden • workshop/garden store

## Description

Nicely positioned within a quiet cul-de-sac, this extended 2 bedroom, semi detached, property benefits from a driveway providing off-road parking and a mature enclosed rear garden. The ground floor accommodation includes a welcoming reception hall, living room with feature fireplace opening into the dining room, which leads into the extended sun room offering a wonderful social area, ideal for entertaining. The modern fitted kitchen has a range of attractive units and built-in oven and hob with extractor over. The original garage has been converted providing a good size utility room, cloakroom, and useful workshop/garden store. On the first floor, there are 2 good size bedrooms and the family bathroom. Externally, there is a rear garden mainly laid to lawn. The property further benefits from gas central heating and double glazing throughout.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band C.** **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. Purchasers should carry out their own investigations regarding the suitability of these services.





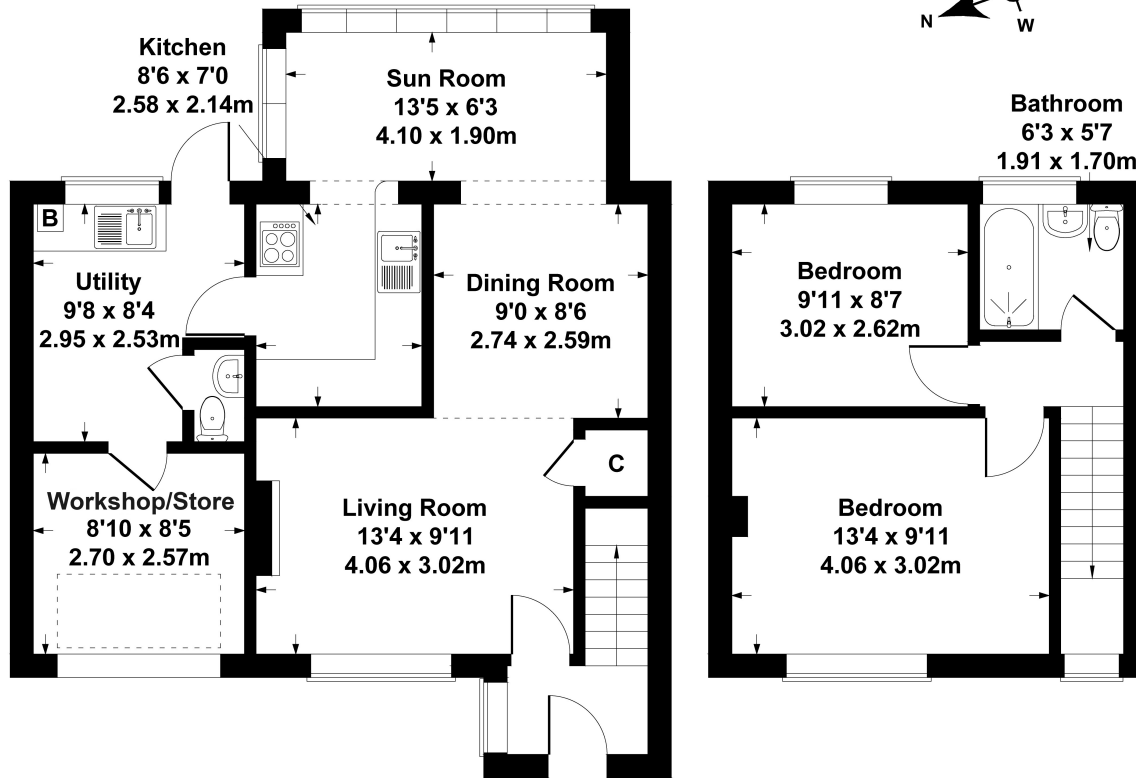
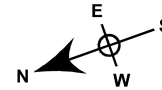


### **Situation**

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.

# 4 Court Road

Approximate Gross Internal Area  
915 sq ft - 85 sq m



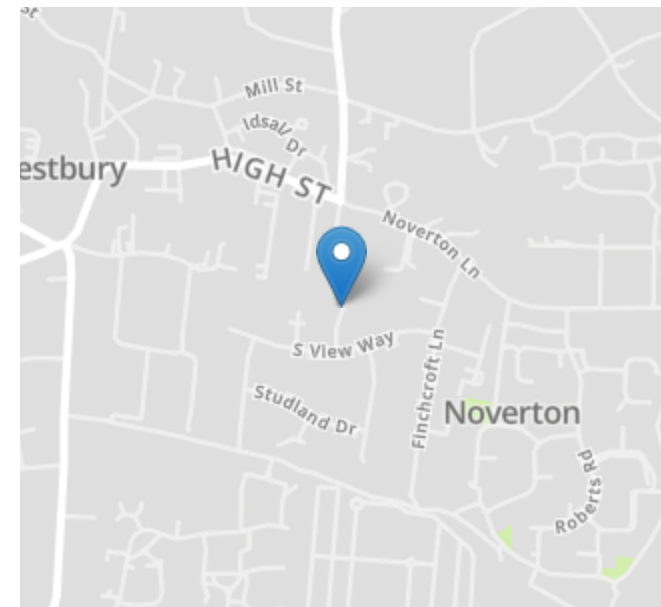
GROUND FLOOR

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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