



Prestbury



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Roberts Road, Prestbury, Cheltenham, GL52 5DJ

£475,000 Freehold

A 4 bedroom detached house, situated in this quiet no-through road, close to the centre of the village and glorious countryside.

NO ONWARD CHAIN • reception hall • living room • dining room • kitchen • cloakroom • 4 bedrooms • shower room • gas central heating & double glazing • detached garage • driveway • front & rear gardens

Description

A very well presented family home that is now in some need of some updating. The accommodation which has been well maintained throughout includes a reception hall, downstairs cloakroom, living room with feature fireplace and double doors opening to the rear garden, separate dining room, and a kitchen with a door to the side. Upstairs, there are 4 bedrooms and a shower room, the bedrooms at the rear both enjoying views of the surrounding countryside. Outside, there is a driveway providing parking for 2 cars, a detached single garage, and well tended front and rear gardens. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council Tax Band E.



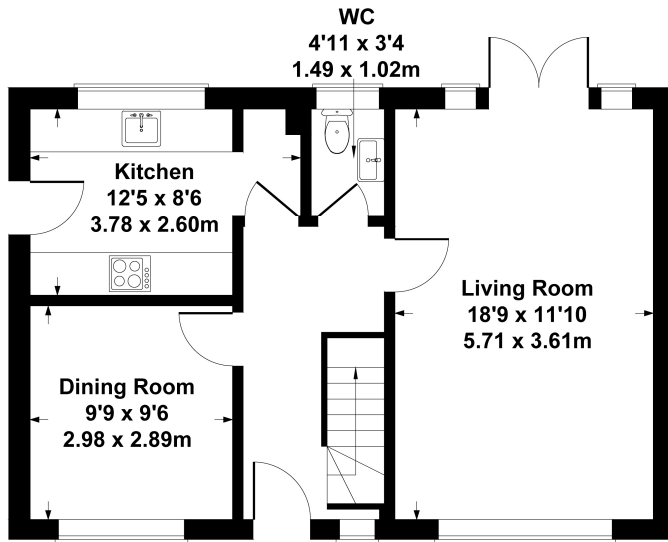
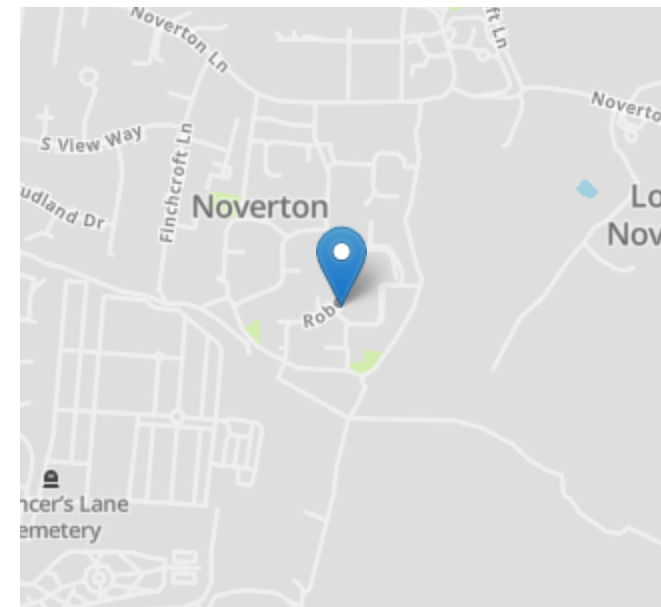


Situation

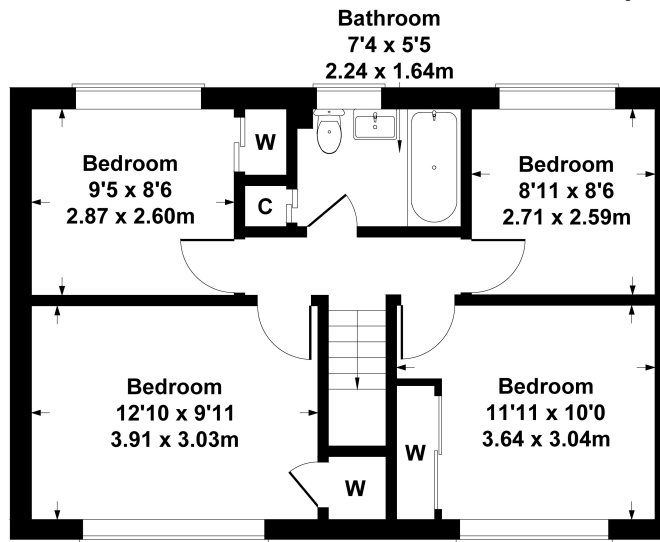
Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. There is also bus stop opposite with a service going directly to the town centre. Cheltenham is a vibrant Regency town, best 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.

37 Roberts Road

Approximate Gross Internal Area
1076 sq ft - 100 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. 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	69	
(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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