



Prestbury

 Nick
GRIFFITH
ESTATE AGENTS

Prestbury

Welland Lodge Road, Cheltenham, GL52 3EZ

£475,000 Freehold

A very well presented 3 bedroom, semi detached, family house with driveway, summerhouse and southwest facing rear garden.

NO ONWARD CHAIN • entrance hall • living room • magnificent kitchen/dining room • utility room • cloakroom • sun room • 3 bedrooms • bathroom • loft room • driveway • enclosed garden • summerhouse • bike/bin store • close to good schools & amenities

Description

An attractive 1950s bay fronted house which has been remodelled, creating a stylish and practical family home in this popular location. The very well presented accommodation includes entrance hall, bay fronted living room with feature wood burner, open plan kitchen/dining room with a range of integrated appliances, separate utility room with side door, cloakroom, and a sun room with double doors opening out to the rear garden. Upstairs on the first floor, there are 3 bedrooms (2 double & 1 single) and a bathroom with shower over the bath. The loft space has also been converted to create an additional room which could be used as a home office/occasional bedroom. Outside, there is a gravelled driveway providing parking for 2 cars and double gates leading to the summerhouse, tool store, and southwest facing rear garden which enjoys a good degree of privacy. The property further benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band D.

AGENTS NOTE: The property is now unfurnished.



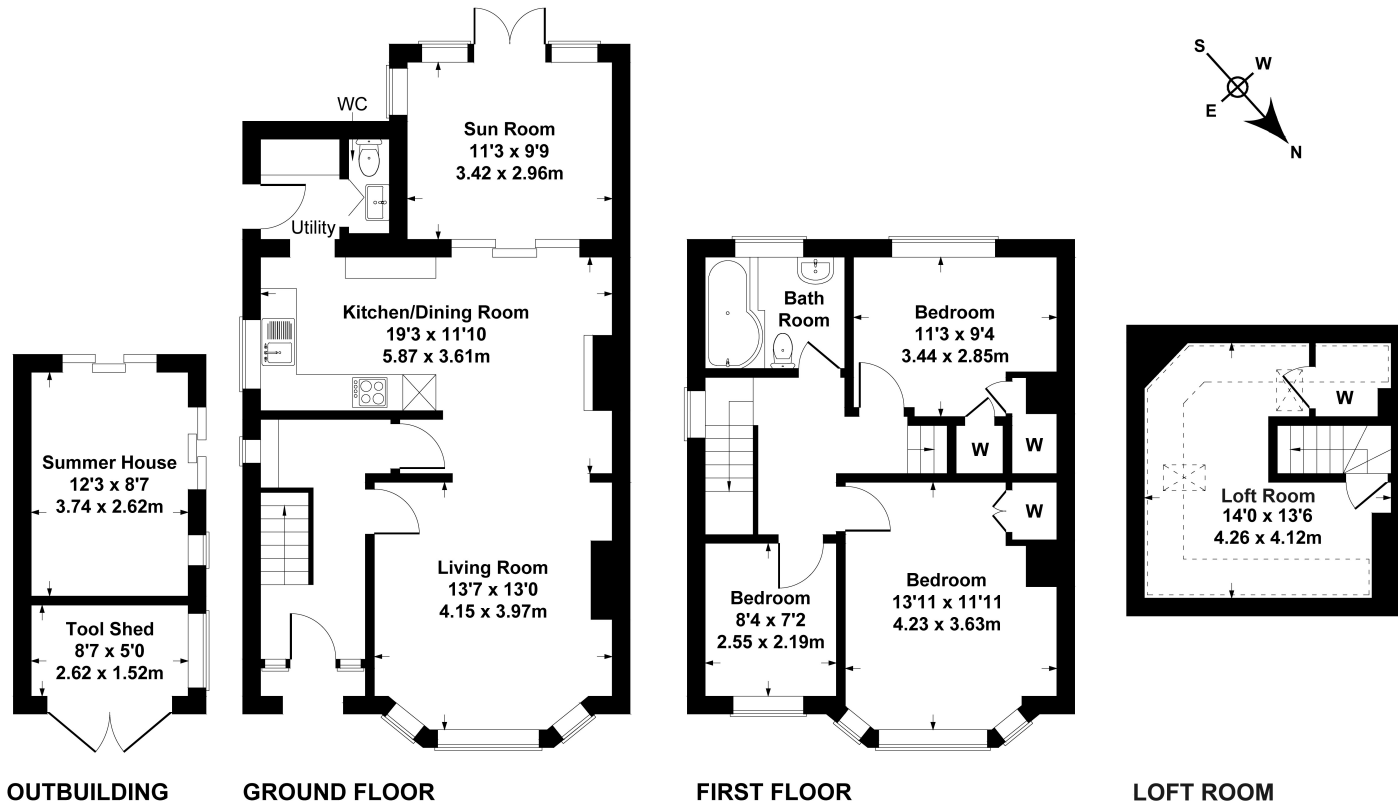


Situation

A quiet road just a short walk from the centre of Prestbury village offering a range of amenities including chemist, grocery store and excellent pubs. Also nearby is Cleeve Hill with breath taking views and the world famous Prestbury Park Racecourse. 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.

2 Welland Lodge Road

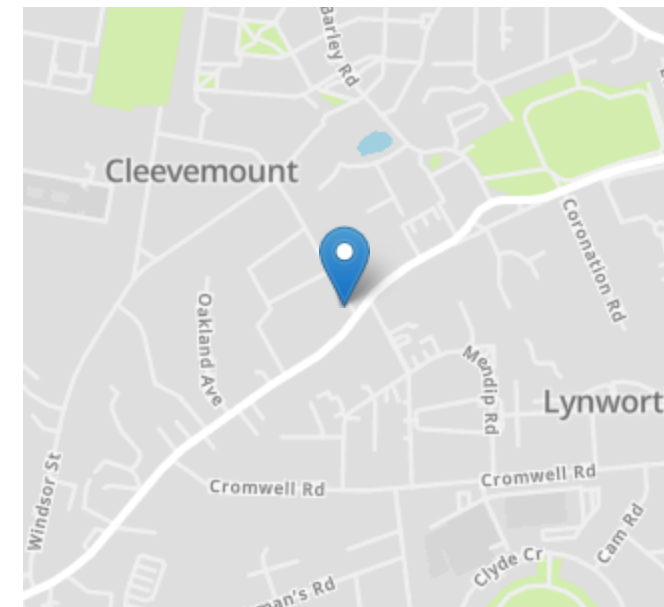
Approximate Gross Internal Area
1475 sq ft - 137 sq m



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		
(69-80)		
C		76
(55-68)	64	
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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