



Prestbury

Nick GRIFFITH  
for sale

KIRKS  
COTTAGE

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Prestbury

Bowbridge Lane, Prestbury, Cheltenham, GL52 3BL

£409,950 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.

NO ONWARD CHAIN • 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.

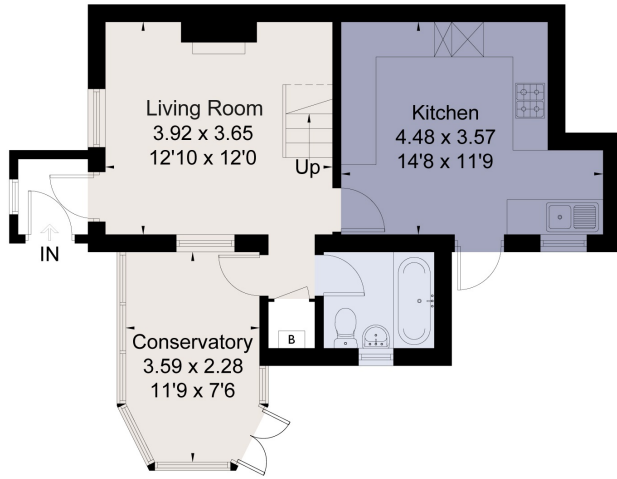




### Situation

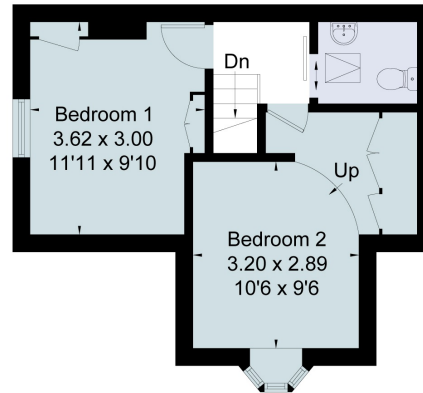
Kirks Cottage is situated towards the end of Bowbridge Lane, a highly desirable road in the historic village of Prestbury. Approximately 2 miles from the centre of Cheltenham, yet within walking distance of village amenities. Prestbury offers several public houses, a Primary School, library, and local 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

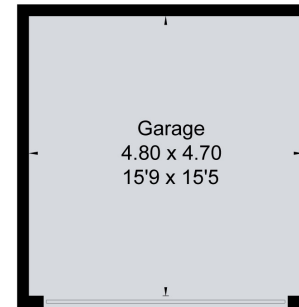


Ground Floor

= 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+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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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