



Prestbury

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Prestbury

New Barn Lane, Prestbury, Cheltenham, GL52 3LH

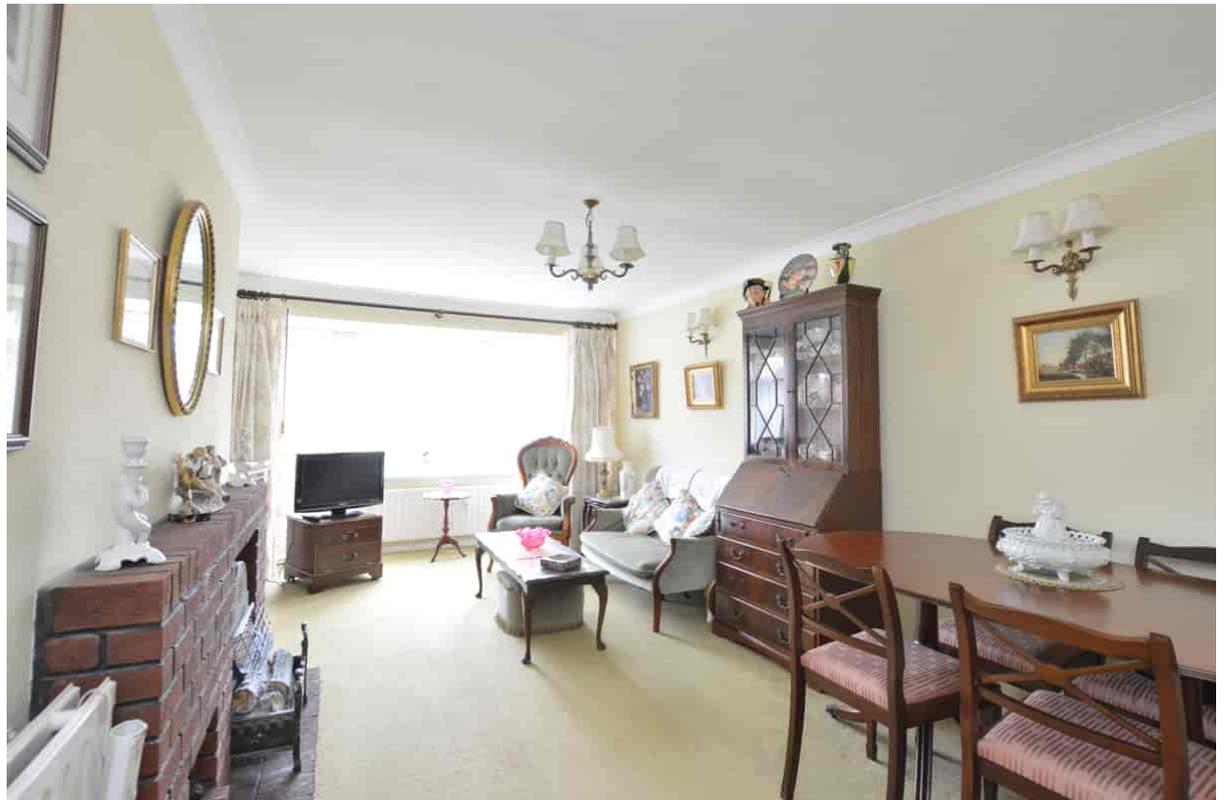
£325,000 Freehold

A 2 bedroom, detached bungalow with off-road parking, garage and pretty rear garden, just a short walk from Pittville Park and the racecourse.

NO ONWARD CHAIN • entrance hall • living /dining room • kitchen • conservatory • 2 bedrooms • bathroom • front and rear gardens • off road parking and garage • popular location

## Description

A super opportunity to upgrade/remodel (subject to the necessary planning permissions) this 2 bedroom, detached bungalow, which is ideally located within this popular location, close to Prestbury Racecourse and Prestbury High Street. The accommodation includes an entrance hall, c.19' living/dining room with fireplace and feature bay window, kitchen with door to the conservatory, 2 bedrooms, and a family bathroom. Outside, there is an enclosed front garden with driveway providing off-road parking and leading to the detached garage. The much loved rear garden is enclosed by timber fencing and laid mainly to lawn with stocked borders and paved patio. Cheltenham Borough Council Tax Band D.



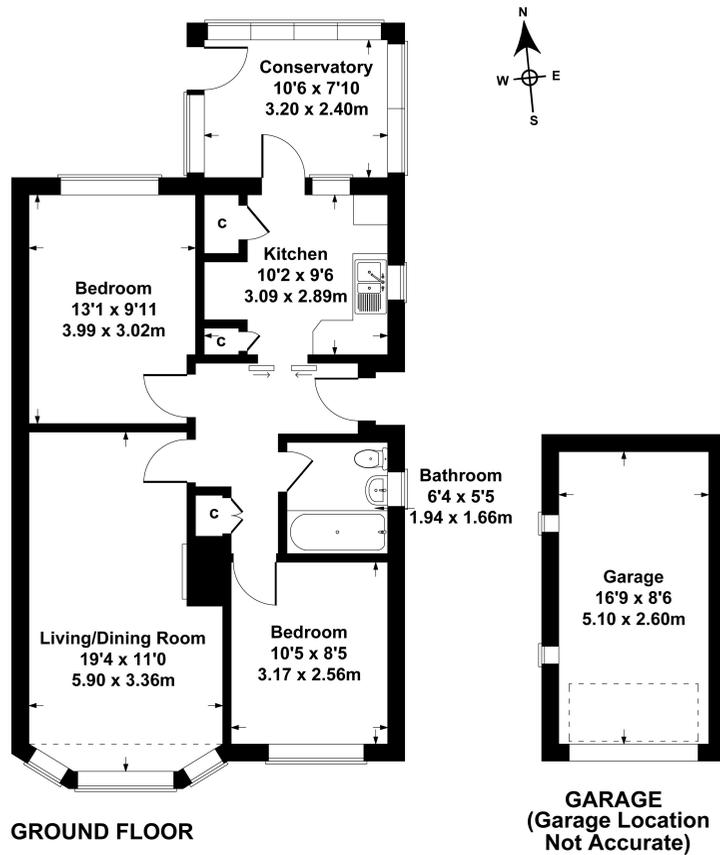


### **Situation**

Situated on the edge of Prestbury village, just a short distance from excellent pubs, glorious walks, the racecourse, and a range of amenities found in the village centre. Cheltenham is a vibrant Regency town, with a number of sought after private and state schools. The town is 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.

# 147 New Barn Lane

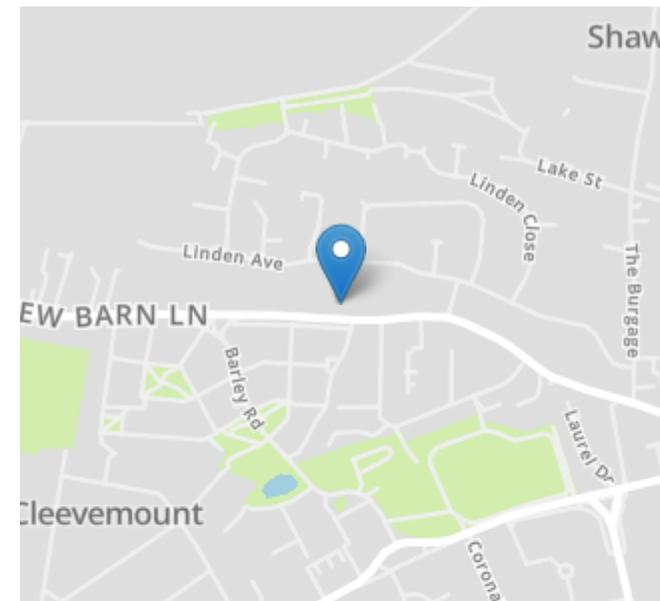
Approximate Gross Internal Area  
883 sq ft - 82 sq m



**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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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