



Prestbury

Nick GRIFFITH
for sale

 Nick
GRIFFITH
ESTATE AGENTS

Prestbury

Bowbridge Lane, Prestbury, Cheltenham, GL52 3BL

£439,950 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.

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.





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.

Further Information:

Local Authority Cheltenham Borough Council.

Tax Band D.

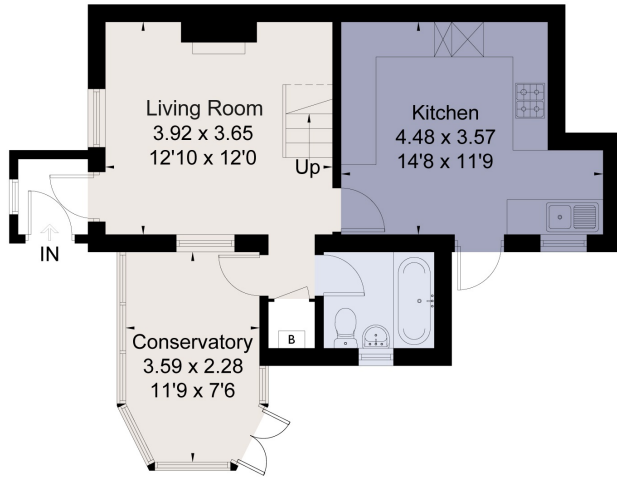
Electricity Mains. Water Mains. Sewerage Mains.

Heating Gas Central Heating.

Broadband Connected to the property.

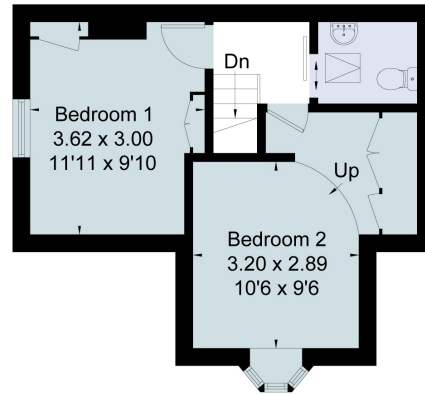
Purchasers should carry out their own investigations regarding the suitability of these services.

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

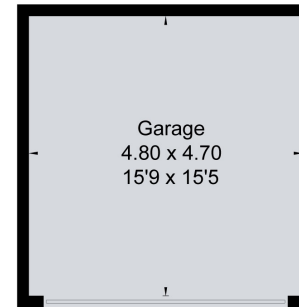


Ground Floor

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