



Prestbury

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Prestbury

Welland Lodge Road, Prestbury, Cheltenham, GL52 3EZ

£450,000 Freehold

A 3 bedroom, detached house, with a good size southwest facing garden, situated close to Prestbury village and the town centre.

Reception hall • bay fronted living room • home office/family room • kitchen/dining room • utility room • cloakroom • 3 bedrooms • bathroom • driveway • good size garden • gas central heating & double glazing

Description

A traditional, bay fronted, detached house, positioned on a generous plot in this sought after location. The accommodation includes reception hall, living room with feature wood burner, home office/family room, an impressive kitchen/dining room opening out to the sun terrace, separate utility room, and a cloakroom. Upstairs there are 3 bedrooms and a bathroom. Outside, there is a gravelled driveway providing parking for 2-3 cars, gardens to the side and rear, and a wrap around decked seating area. The property further benefits from gas central heating and double glazing. Cheltenham Borough Council Tax Band D.

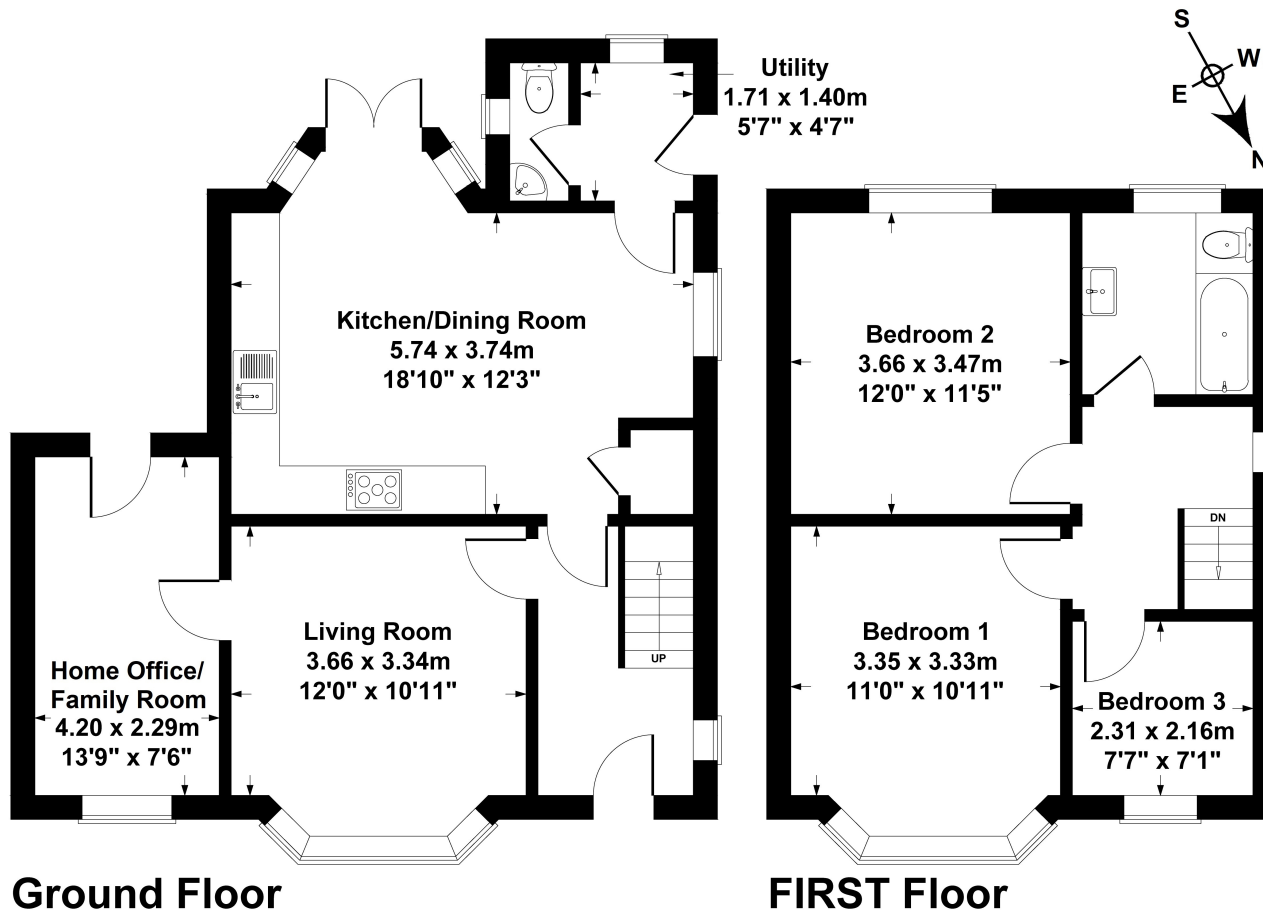




Situation

A popular road, just a short walk from the centre of Prestbury village, offering a range of amenities including a chemist, grocery store and excellent pubs. Also nearby is Cleeve Hill with breathtaking 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, and literature festivals currently held in Imperial Gardens.

Approximate Gross Internal Area
101 sq. metres (1087 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(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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