



Priors Road



# Priors Road

Cheltenham, GL52 5AN

£565,000 Freehold

**A beautifully presented 3/4 bedroom semi-detached house with off-road parking and a lovely garden, close to the town centre and good local amenities.**

EXTENDED FAMILY HOUSE • entrance hallway • living room • kitchen/dining room • downstairs 4th bedroom/family room • 3 further double bedrooms • downstairs bathroom, upstairs shower room and en-suite shower room • outside office/studio • large rear garden • driveway providing ample off road parking

## Description

This impressive 3/4 bedroom semi-detached property is arranged over 3 floors, and has been sympathetically modernised throughout by the current vendors to provide a beautiful family home. The extended accommodation features a welcoming entrance hallway leading to the ground floor 4th bedroom/family room, offering versatile additional living space with access to the ground floor bathroom. There is a characterful living room with feature bay window, built-in log burning stove, and wooden flooring which continues into the attractive kitchen/dining room with a range of matching wall and base units, plenty of table space and double doors leading into the much loved garden. On the first floor are 2 double bedrooms, both with bay windows allowing plenty of light, and a refitted shower room. On the second floor is the principal bedroom with double doors to a 'Juliet balcony' enjoying super views across the garden, and a luxurious en suite shower room with a double cubicle. Outside, to the front, is a driveway providing ample off-road parking. The large well stocked rear garden is laid to lawn with planted borders, a covered pergola providing an ideal seating/entertaining area, and gravelled pathway leading to the home office/studio with power and lighting.

## 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.



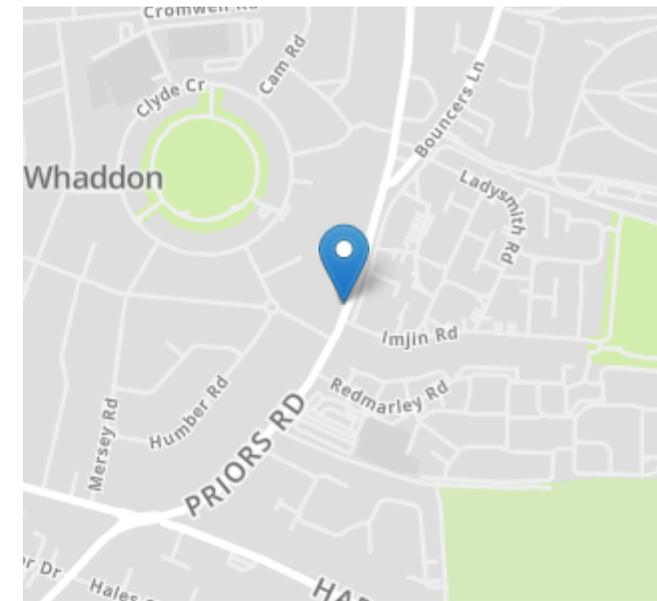
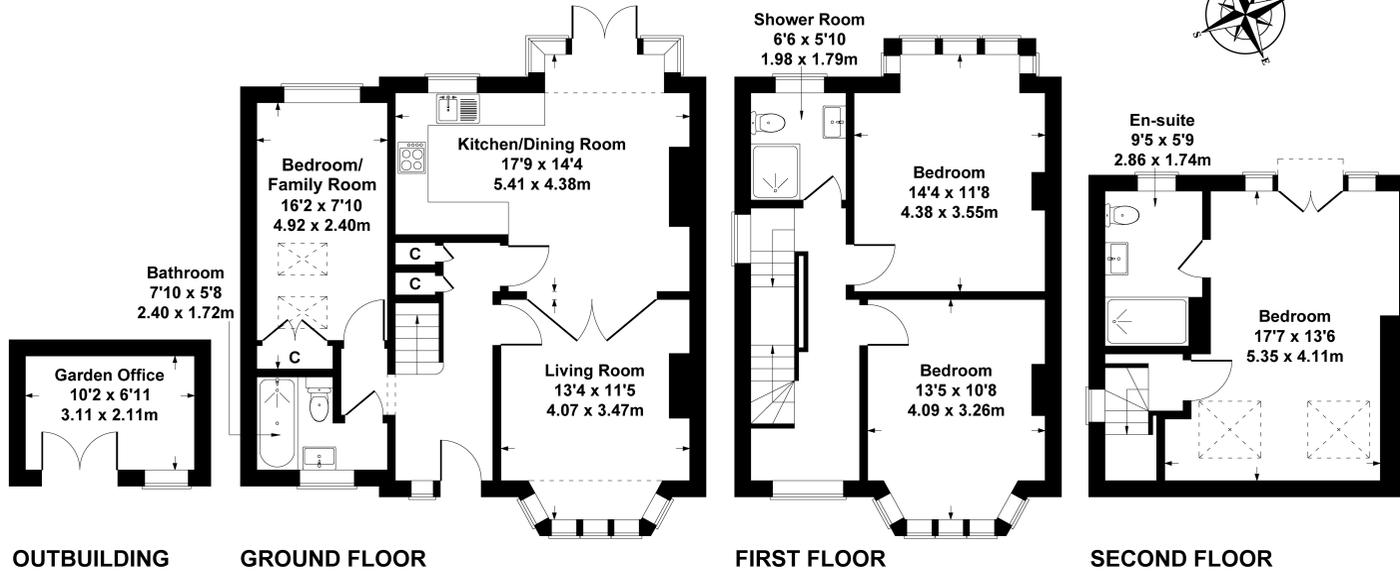


### Situation

Situated just a short distance from the town centre, Pittville and Sandford Parks, Victoria Cricket Ground, the Lido, and excellent schools including Berkhamsted (just a short distance away). Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

## 80 Priors Road

Approximate Gross Internal Area  
 House : 1399 sq ft - 130 sq m  
 Outbuilding : 75 sq ft - 7 sq m  
 Total : 1474 sq ft - 137 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		
(69-80)		
<b>C</b>		78
(55-68)	68	
<b>D</b>		
(39-54)		
<b>E</b>		
(21-38)		
<b>F</b>		
(1-20)		
<b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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