



Prestbury



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Roberts Road, Prestbury, Cheltenham, GL52 5DF

£475,000 Freehold

A beautifully presented 4 bedroom, semi-detached house, situated in this quiet no-through road, close to the centre of the village and glorious countryside.

Reception Hall • living room • kitchen/dining room • large utility/boot room • 4 bedrooms • bathroom • small garage/store • parking for 3 cars • landscaped garden • double glazing • gas heating

Description

A semi-detached family house situated in this sought after residential location. The very well presented accommodation includes a reception hall, living room, a magnificent kitchen/dining room with a range of integrated appliances and sliding doors to the rear, and an impressive utility/boot room. Upstairs, there are 4 good size bedrooms and a family bathroom with shower over the bath. Outside, there is a driveway providing parking for 3 cars, a gated pedestrian side access, and a lovely low maintenance landscaped rear garden. The property further benefits from gas warm air heating and double glazing.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Warm Air Heating. **Broadband** FTTP connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



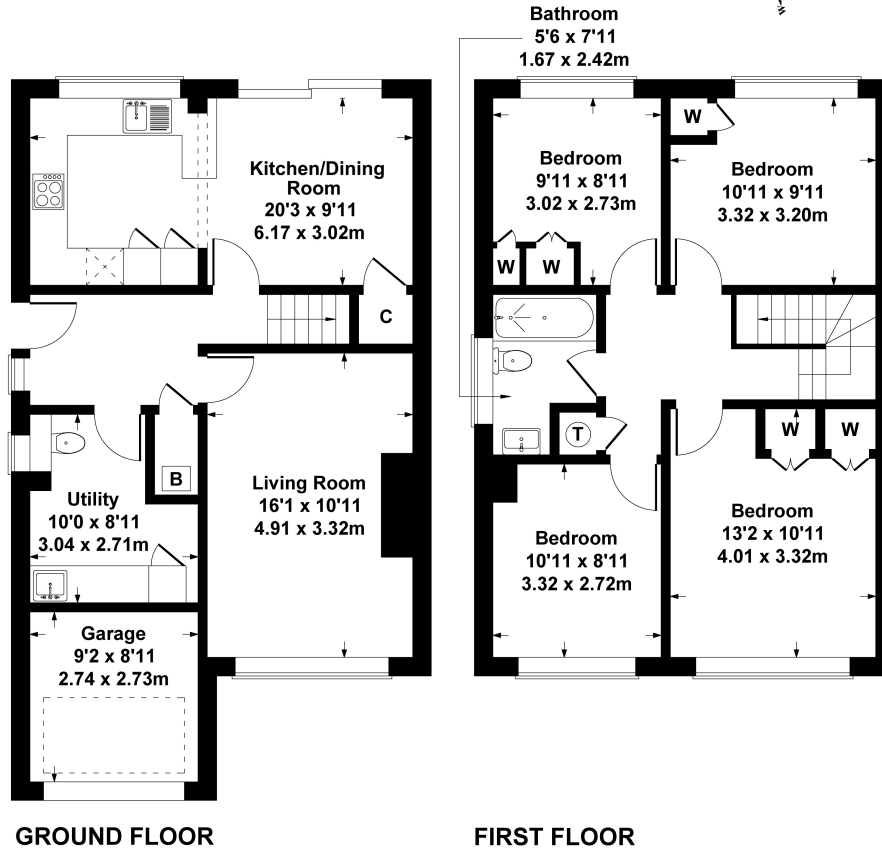


Situation

Situated just a short walk from Prestbury village with an excellent selection of pubs, glorious countryside, the racecourse, and a range of amenities found in the village centre. There is also a bus stop opposite the property with a service going directly to the town centre. Cheltenham is a vibrant Regency town, 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.

9 Roberts Rd

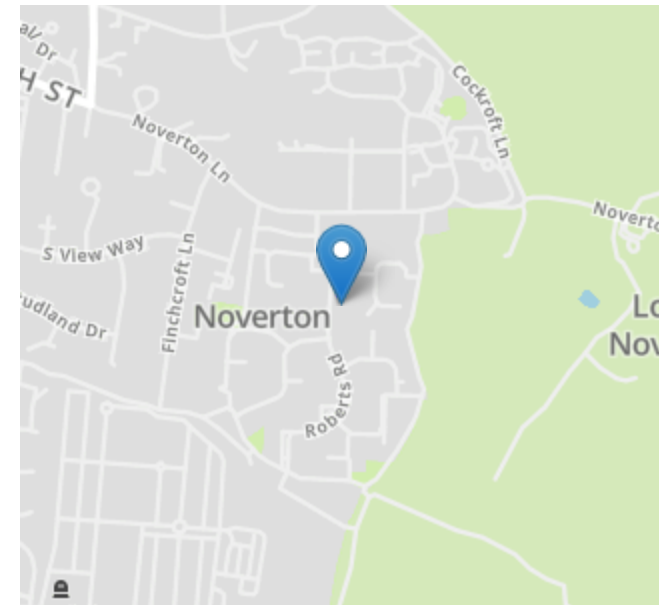
Approximate Gross Internal Area
House : 1173 sq ft - 109 sq m
Garage : 75 sq ft - 7 sq m
Total : 1248 sq ft - 116 sq m



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. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(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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