



Prestbury Road



# Prestbury Road

Cheltenham, GL52 3ES

Guide Price £865,000 Freehold

An attractive, 5 bedroom, semi detached property, situated in a generous plot with a lovely garden just a short walk from Pittville Park, Prestbury and the town centre.

Reception Hall • living room • dining room • family room • kitchen/breakfast room • utility room • cloakroom • 4 bedrooms • home office/bedroom 5 • 3 bath/shower rooms • detached garage • parking for several cars • lovely garden

## Description

An extended period property occupying an unusually generous plot in this prime position. The beautifully presented accommodation includes a reception hall, box bay living room with impressive feature fireplace, a good size dining room overlooking the rear garden, family room/snug, kitchen/breakfast room with a range of integrated appliances, separate utility/boot room, and a downstairs cloakroom. On the first floor, there are 3 double bedrooms and 2 bath/shower rooms, the master bedroom with ensuite. On the second floor, there is a further bedroom, shower room, and a home office/bedroom. Outside, there is a large single detached garage, parking for several cars, and a mature landscaped south facing rear garden with lawn and seating areas. Cheltenham Borough Council Tax Band E.

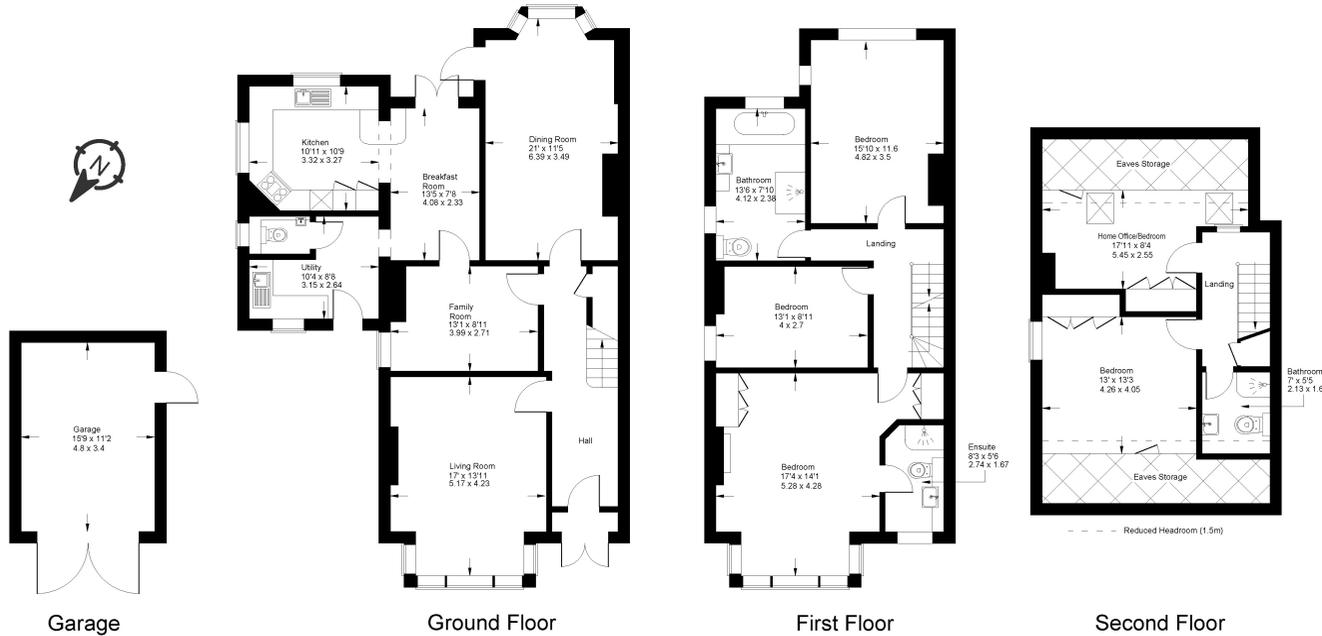
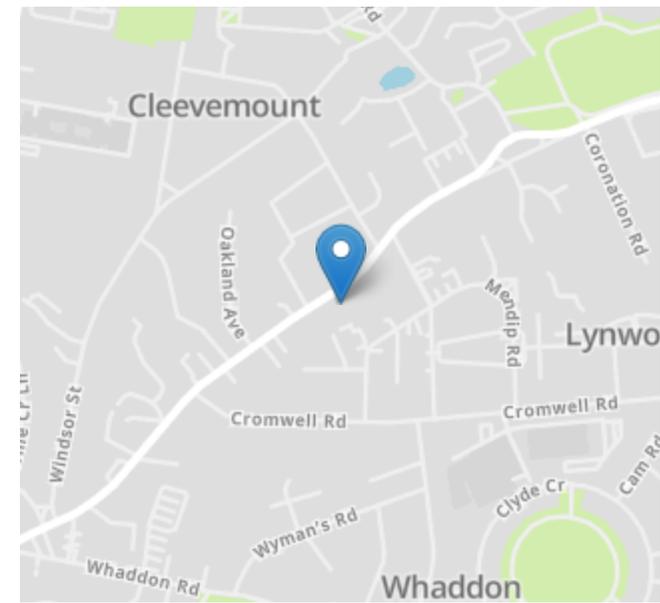




### Situation

A sought after central location, close to the world famous Prestbury Park Racecourse, Pittville Park, the Pump Rooms and the town centre. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

**197 Prestbury Rd**  
 Approximate Gross Internal Floor Area = 223 sq m / 2400 sq ft  
 Garage = 16.7 sq m / 179 sq ft  
 Total = 240 sq m / 2579 sq ft



**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 Energy Assessment Services 2023

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>		79
(55-68) <b>D</b>	61	
(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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