

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Bouncers Lane

Prestbury, Cheltenham, GL52 5JB

Asking Price £495,000



Council Tax: D



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Nestled in the charming suburb of Prestbury in Cheltenham, this period semi-detached house on Bouncers Lane is a true gem waiting to be discovered.

As you step inside, you'll be greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's ample space for the whole family to unwind and make this house a home.

The property boasts a solid stone construction, adding character and a sense of history to the home. Imagine waking up to breathtaking views at the rear of the house, offering a tranquil escape from the hustle and bustle of everyday life.

Convenience is key with parking available for up to three vehicles, ensuring you never have to worry about finding a spot after a long day. And with the local pubs just a short walk away, you can enjoy a leisurely evening out without the hassle of driving. The Beehive Pub is a 2 minute walk and the famous Raymond-Blanc affiliated Kings Arms with its exquisite menu is a short 3 minute walk.

This property is a rare find with no onward chain, making the buying process smooth and hassle-free. Don't miss out on the opportunity to own a piece of Prestbury's charming history - book a viewing today and start envisioning the life you could create in this delightful home.

We highly recommend this fabulous family home, all viewings are strictly by appointment only.

- Traditional Stone Cottage
- Outstanding Views of Cleeve Hill
- Full Width Kitchen
- Very Private Rear Garden
- Council Tax Band D | EPC Rating D

- Three Generous Bedrooms
- Large Living Room
- Stone Garage and Off Road Parking
- Excellent Condition with No Onward Chain
- Tenure: FREEHOLD

#### Living Room

19'10" x 11'10" (6.07 x 3.63)

#### Kitchen/

22'11" x 7'10" (7.01 x 2.39)

#### Conservatory

14'6" x 8'9" (4.42 x 2.69)

#### Ground Floor WC

#### Bedroom One

11'10" x 8'9" (3.63 x 2.69)

#### Bedroom Two

11'8" x 7'10" (3.58 x 2.41)

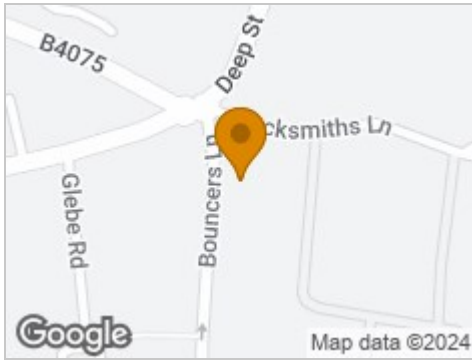
#### Bedroom Three

9'8" x 8'11" (2.95 x 2.74)

#### Bathroom



## Road Map



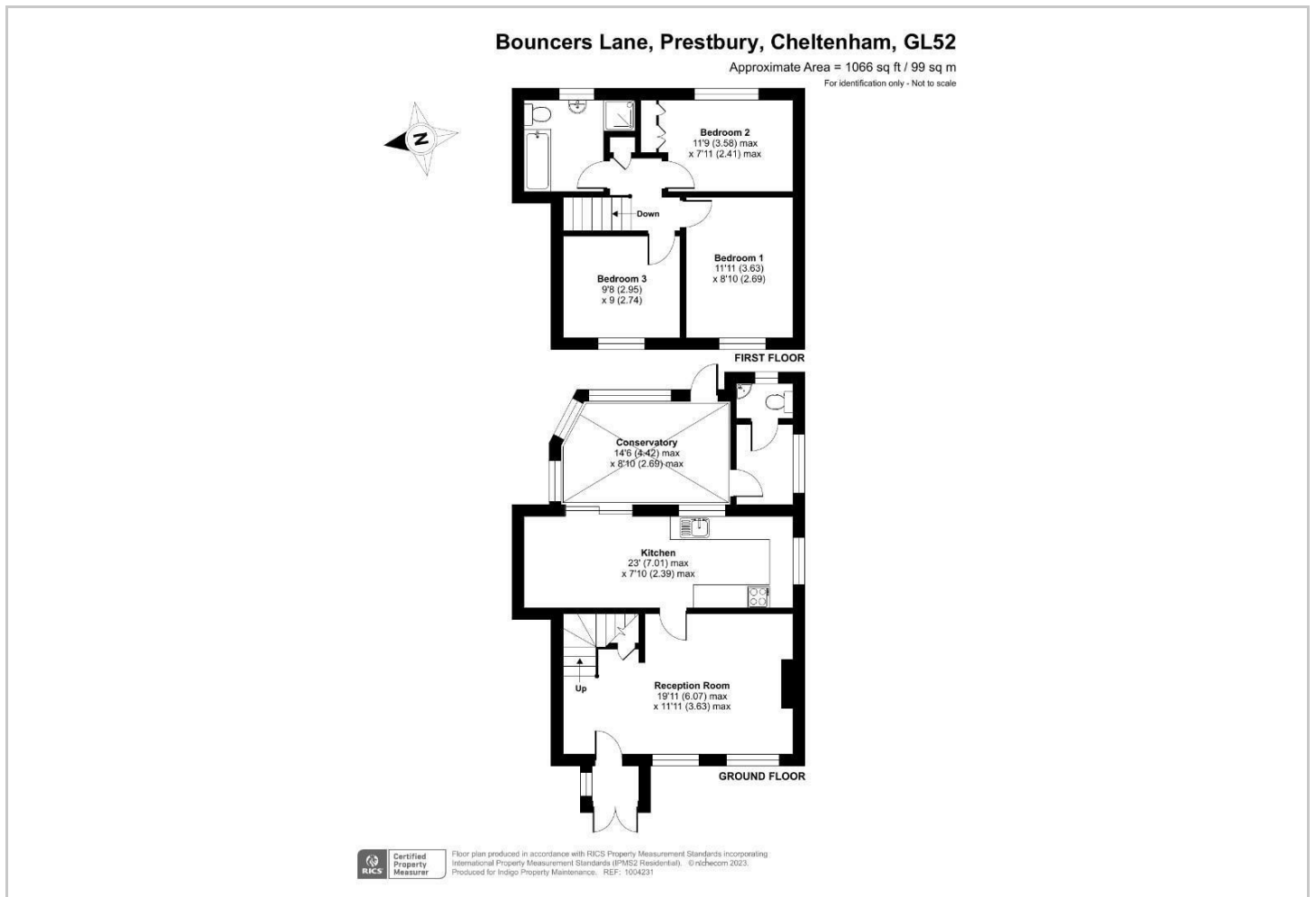
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.