

29 PICCADILLY WAY,
PRESTBURY, CHELTENHAM, GLOUCESTERSHIRE, GL52 5DQ.

 Charles Lear



29 PICCADILLY WAY

Offered with no onward chain is this generously proportioned three bedroom detached family home with marvellous potential to modernise or extend situated in a quiet and sought after cul-de-sac in the popular village of Prestbury. The accommodation comprises of a 24' open plan sitting/dining room, adjoining conservatory, kitchen and externally there is a carport, garage and established gardens.

- Enclosed porch leading to a wide reception hall with a cloakroom, under stair storage and stairs to the first floor
- 10'10" x 10'4" kitchen with a range of built in units and spaces for appliances, window to the rear and door to the carport
- 24' open plan sitting/dining room with an adjoining conservatory with access to the garden
- Landing with an airing cupboard, three bedrooms all with built in storage, the principal measuring 12' x 11' and a family bathroom
- Low maintenance paved front garden, driveway providing generous parking, 26' carport and an additional single garage
- Lovely enclosed south facing rear garden with a patio, greenhouse, central lawn and mature planted and well stocked borders

Constructed in the 1970s by local Cheltenham builder Bob Chick this spacious detached property stands in a quiet cul-de-sac with the benefit of generous parking and a single garage. The property is offered with no onward chain and requiring a general program of modernization whilst enjoying sunny south facing garden. The property has been a much loved home of the present owner for fifty years and it is also conveniently located within a short walk of Prestbury village centre.





SITUATION

29 Piccadilly Way sits at the end of a peaceful cul-de-sac within a short walk of the excellent amenities the village has to offer, these include a general store, award winning artisan butchers, café/bakery, a highly regarded gastro restaurant and two public houses. The regional centre of Cheltenham is about 2 miles away, providing a wider range of bespoke shops and restaurants along with a number of highly respected schools. The village is surrounded by beautiful countryside and Cleeve Hill and common, the highest point of the Cotswold Hills, is within close proximity where there are lovely walks and views.

GENERAL INFORMATION

Services: Mains water, gas, electricity and mains drainage are connected to the property.

Local Authority:

Cheltenham Borough Council: 01242 262626.

Council Tax Band: (E) - £2665.71 pa. (2024/2025).

EPC Rating: E

Viewing Arrangements:

Strictly by prior appointment through the sole agents, Charles Lear & Co. on 01242 222722.

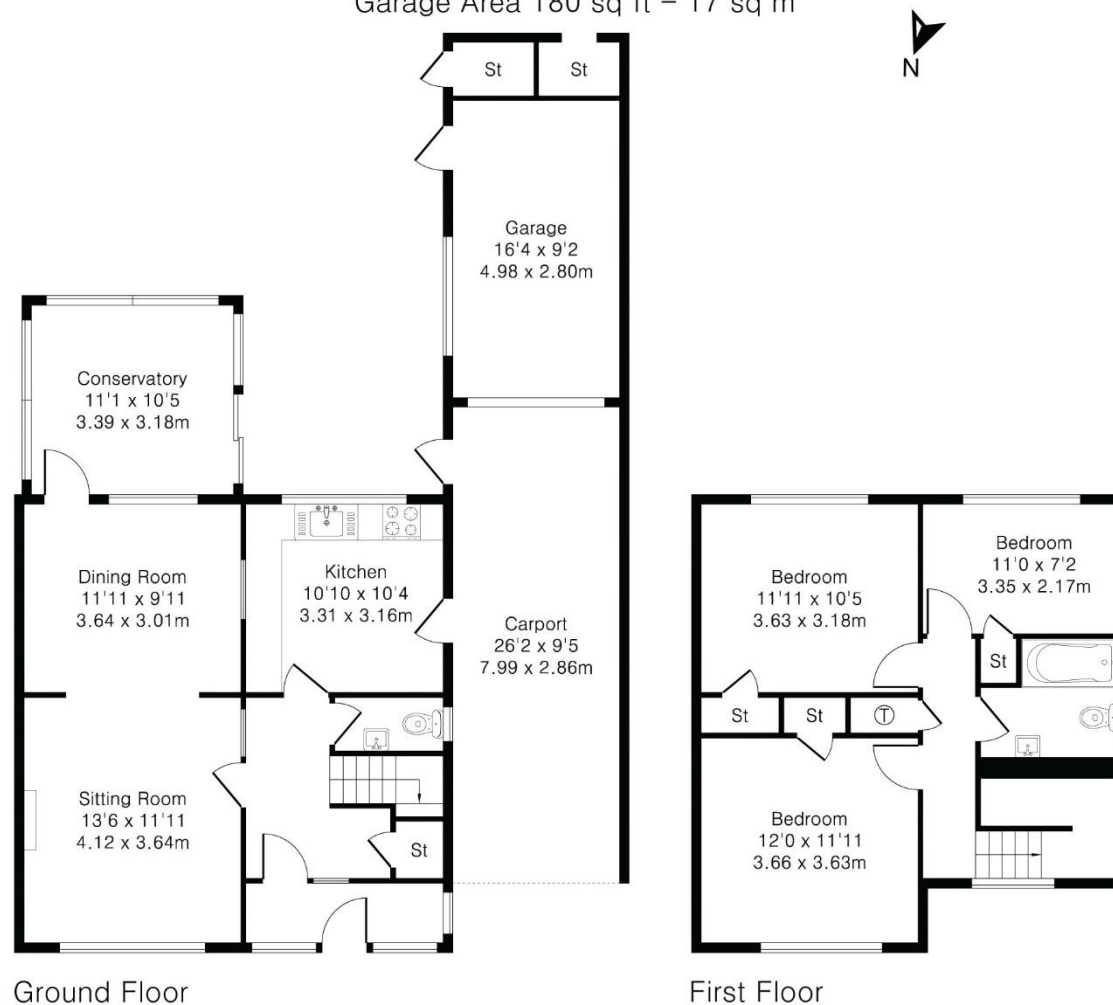


Approximate Gross Internal Area 1377 sq ft - 128 sq m

Ground Floor Area 679 sq ft – 63 sq m

First Floor Area 518 sq ft – 48 sq m

Garage Area 180 sq ft – 17 sq m



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