

7 MORNINGSIDE CLOSE
PRESTBURY, CHELTENHAM, GL52 3BY

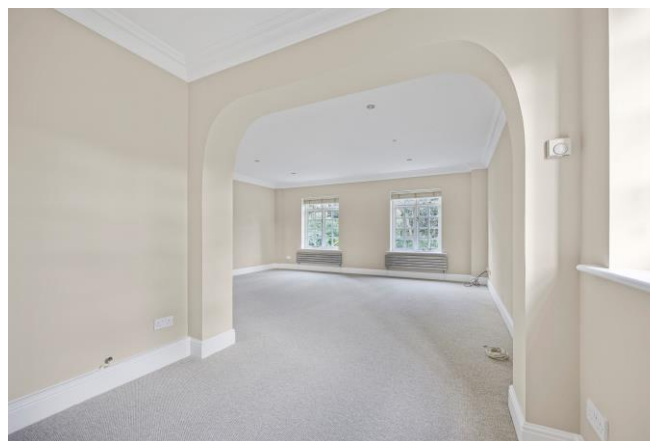


7 MORNINGSIDE CLOSE

A particularly bright and deceptively spacious three storey modern townhouse in the heart of sought after Prestbury village. Affording four generous bedrooms and three/bath shower rooms, this property has been significantly updated and offers a driveway for two cars together with a large garage.

DESCRIPTION

Constructed by Messrs Beaufort Homes in the early 2000's, Morningside Close is a private and highly regarded cul-de-sac consisting of 9 townhouses. The present owner has thoroughly updated the property internally. Externally, the house has a much larger than average garden which has been landscaped to offer low maintenance living and a number of particularly private patio areas suitable for al fresco dining. To the front of the house there is now space for two vehicles to park off the road together with a substantial garage offering further potential for accommodation if desired. Internally, the accommodation is arranged over three floors and offers a great deal of versatility. The ground floor has a large reception room/bedroom four opening into the garden together with a shower room, utility room and under stair cupboard. The first floor provides a large kitchen/dining room with large amount of wall and base level storage units, integrated appliances and space for an American style fridge/freezer. Also on the first floor is a substantial sitting room with separate study area and dual aspect. The second floor hosts three double bedrooms including a principal suite with dressing area and en-suite bathroom whilst the other two bedrooms share a shower room.





SITUATION

Located at the end of this popular cul-de-sac off a no through road, Morningside Close is centrally positioned within the desirable Prestbury Village close to a surprisingly good range of local shops and amenities, three public houses, proactive parish church and a local school in addition to beautiful walking country on the doorstep. Cheltenham offers a wider choice of amenities including a number of restaurants and wine bars which may be found in Montpellier. Nearby Winchcombe offers a number of restaurants and attractions such as Sudeley Castle.

GENERAL INFORMATION

Services:

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

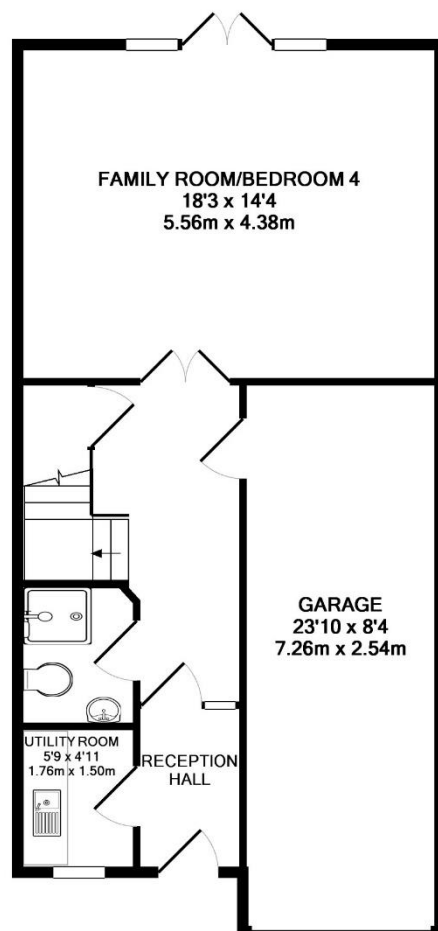
Local Authority:

Cheltenham Borough Council: 01242 262626.

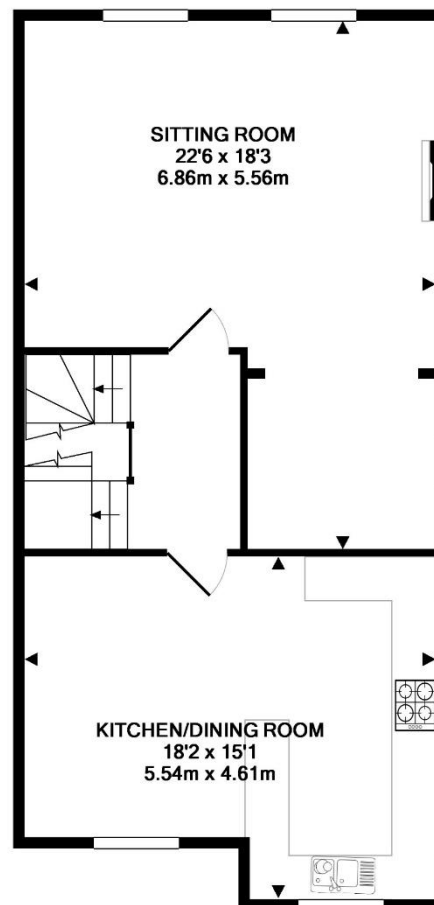
Council Tax Band: (F) - £3,150.38 pa. (2024/2025).

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

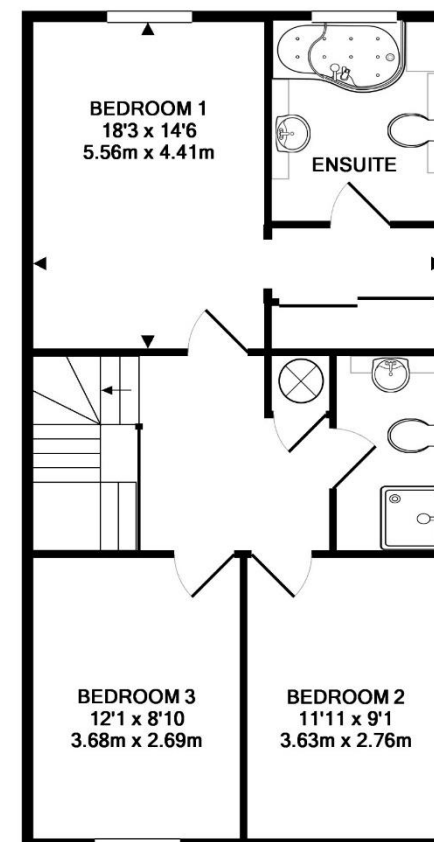




GROUND FLOOR
APPROX. FLOOR
AREA 675 SQ.FT.
(62.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 676 SQ.FT.
(62.8 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 654 SQ.FT.
(60.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2004 SQ.FT. (186.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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