

# CR COOK Residential

01242 500 259  
www.cookresidential.co.uk



- NO ONWARD CHAIN
- THREE BEDROOMS AND A BATHROOM UPSTAIRS
- POTENTIAL FOR AN OFFICE AREA OR UTILITY SPACE
- TWO RECEPTION ROOMS AND UTILITY / OFFICE
- GENEROUS GARDENS
- DRIVEWAY LEADING TO GARAGE

Offers in Excess of £400,000

**Roberts Road**

**Prestbury**

**GL52 5DH**

# Roberts Road, Prestbury, GL52 5DH

Cook Residential are pleased to bring to market this spacious three-bedroom home ideally located within the highly regarded Prestbury area.

This family home boasts an open plan kitchen-breakfast room, family room, generous rear garden, and front driveway leading to garage. Built in the 1970s this detached property is positioned within easy reach of local amenities and is brought to the market with no onward chain.

As you enter the property through the porch you arrive into the large living room taking you through to the hallway.

From the hallway you will find yourself in the light open plan kitchen and breakfast room benefitting from a range of wall and base units, integrated oven, hob and extractor fan, and space for a dishwasher and fridge-freezer.

As you proceed through to the dining room and family room you will find floor to ceiling patio doors leading out on to the good sized the laid to lawn garden.

A perfect space for entertaining.

A w/c completes through ground floor.

Upstairs you will find a family bathroom and three bedrooms. Two good sized double bedrooms with the third bedroom being a single bedroom or suitable as an office space.

The tiled family bathroom contains a WC, sink bath and overhead shower.



*Passionate About Property...*

Tenure: Freehold  
Council Tax Band: D

Prestbury is a stunning village approximately 2 miles from Cheltenham town centre. The surrounding countryside offers wonderful views and plenty of lovely village walks. The village itself has a variety of properties, the high street and village lanes boasts cottages and houses of real character. The main high street boasts ample amenities including a butcher, local shops and within the village are some fantastic public houses including the popular 'The King's Arms'.

All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.

*Passionate About Property...*



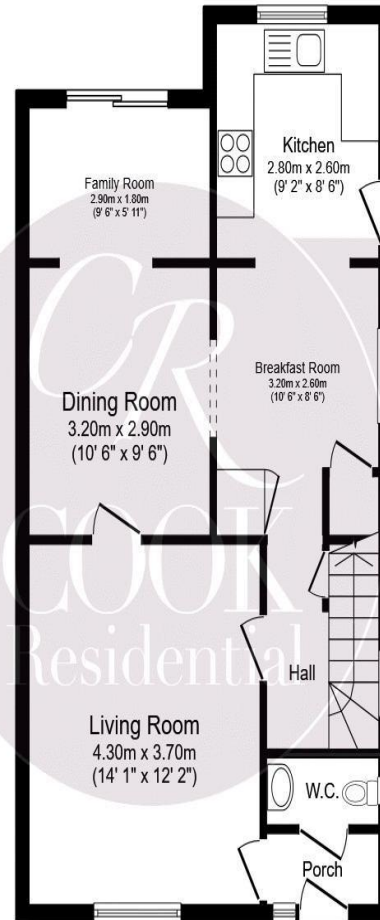
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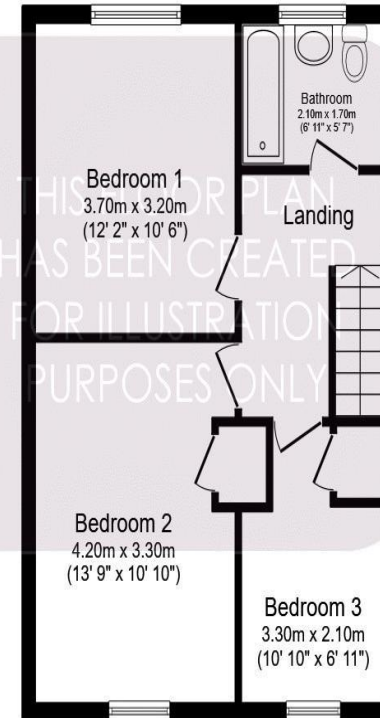


Energy Efficiency Rating	
Current	Potential
A	B+
B	B
C	B-
D	C
E	C-
F	D
G	D-

For energy advice, register on gov.uk  
England & Wales  
EU Directive 2002/91/EC  
www.eecr.com



Ground Floor



First Floor



Total floor area 101.2 sq.m. (1,089 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com