

# CR COOK Residential

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[www.cookresidential.co.uk](http://www.cookresidential.co.uk)



- NO ONWARD CHAIN
- THREE BEDROOMS
- SPACIOUS BATHROOM
- END OF TERRACE
- COURTYARD GARDEN
- TOWN CENTRE LOCATION

Offers in Excess of £300,000

**Prestbury Road**

**Town Centre**

**GL52 2DR**

# Prestbury Road, Town Centre, Cheltenham, GL52 2DR

Cook Residential presents this end-terraced property close to local amenities and Pittville Park with no onward chain.

The accommodation comprises three bedrooms, two reception rooms, a kitchen, separate utility and a bathroom.

As you enter the property you are welcomed into the living room with views to the front. There is dark wood flooring that flows through most of the accommodation.

The kitchen and dining room are connected via an archway which has dual aspects to the front and rear of the property, with a door leading out to the garden.

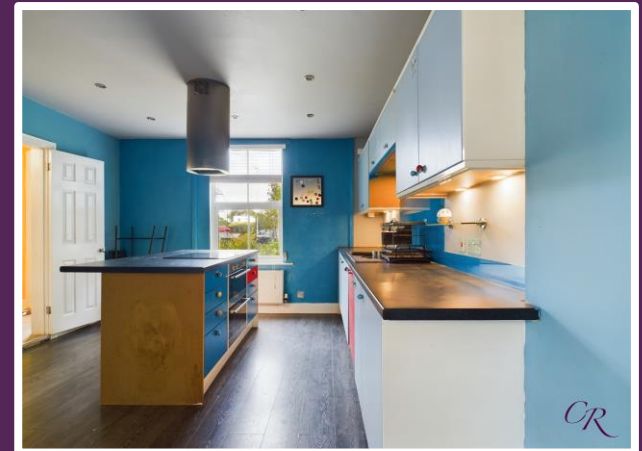
It offers wood effect flooring with a range of fitted wall and base units with granite effect worktops, tiled splashbacks and an inset sink and drainer with a mixer tap. The oven and hob are built in whilst there is space for a washing machine, tumble dryer and a dishwasher.

A door to the side of the kitchen leads out to the garden. Upstairs, the first-floor landing gives access to the two generously sized bedrooms with a third bedroom on the second-floor loft conversion and a family bathroom.

The impressive bathroom completes the internal accommodation and offers tiled effect flooring, tiled walls and a white suite comprising a freestanding bath, a walk-in shower, a low-level w/c and a basin.

Outside, the enclosed rear garden is paved with the patio area great for enjoying the sun and dining alfresco.

*Passionate About Property...*



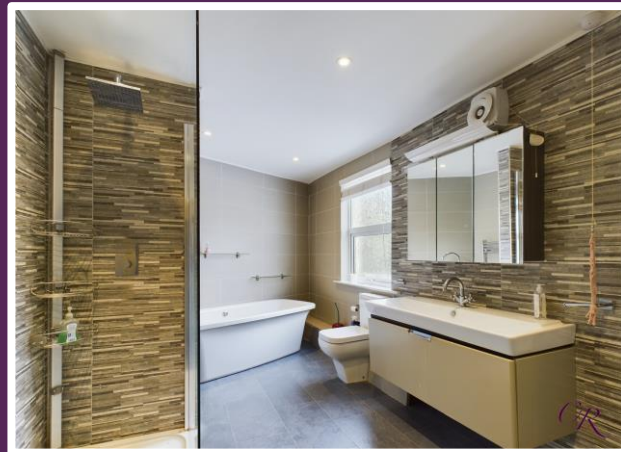
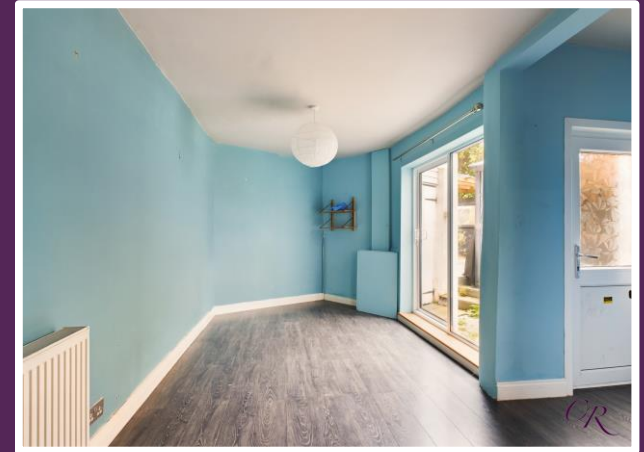
The property further benefits from gas central heating and double glazing and is brought to market with no onward chain.

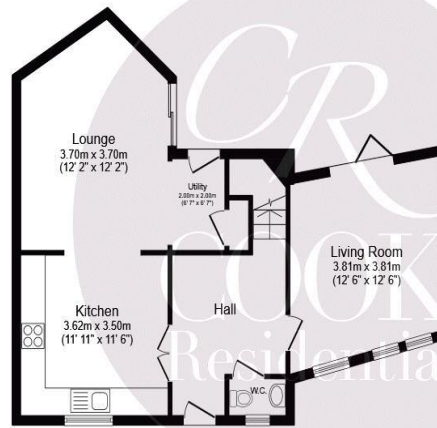
Tenure – Freehold  
Council Tax - C

Cheltenham is a beautiful Regency Town, famous for its many festivals, including Literature, Music, Science, Jazz and the legendary National Hunt Racing Festival, The Cheltenham Gold Cup. In addition to its festivals, Cheltenham also has an enviable reputation for its excellent schools; some are internationally recognised, including the renowned Cheltenham College and Cheltenham Ladies College. The town centre itself boasts a variety of local and high street shops, eateries, bars, and art galleries attracting visitors from far and wide.

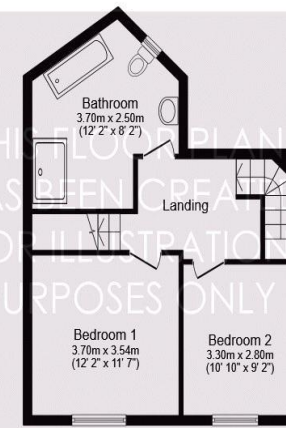
All information regarding the property details, including a position on Freehold, must be confirmed between the seller and purchaser solicitors.

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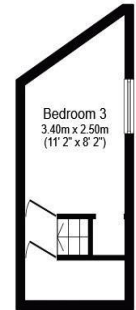




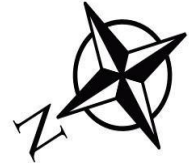
Ground Floor



First Floor



Second Floor



Total floor area 116.6 m<sup>2</sup> (1,255 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	