

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- MID TERRACED FAMILY HOME
- GOOD DECORATIVE ORDER THROUGHOUT
- THREE BEDROOMS
- OPEN-PLAN KITCHEN DINING ROOM
- LANDSCAPED REAR GARDEN WITH SIDE ACCESS
- CLOSE TO LOCAL AMENITIES

Guide Price £280,000

Imjin Road
Prestbury
GL52 5JX

Imjin Road, Prestbury, GL52 5JX

Cook Residential is delighted to present this smart three-bedroom property situated in a popular cul-de-sac on the outskirts of Cheltenham.

With an open plan kitchen diner, and landscaped rear gardens, this home offers a perfect blend of modern convenience and stylish living.

Upon entering, the useful porch leads through to a sitting room at the front of the house, creating a welcoming atmosphere.

Sitting Room: The front-facing sitting room is a cosy space, perfect for relaxation and entertaining guests.

Open Plan Kitchen Diner: Across the rear of the house, the kitchen diner looks out to the rear garden. The kitchen features fitted wall and base units, wood effect worktops and fitted oven, and hob with extractor hood. The dining area has large sliding doors that bring in lots of natural light, enhancing the open-plan layout.

Upstairs: The landing area leads to three bedrooms. Two large doubles feature fitted wardrobes, providing ample storage space. The third bedroom is a single room, ideal for use as a child's bedroom or a home office/study.

Contemporary Bathroom: The bathroom has been refitted with a white suite comprising a bath with a separate shower over, and a vanity unit with a built-in WC, basin, and storage, offering a modern and practical space that will make daily routines a breeze for the new owners.

Rear Garden: The rear garden has been landscaped to be low maintenance with a patio area ideal for outdoor dining and entertaining and an artificial lawn area. Further benefits: are outdoor lighting, tap, wooden shed and shared side access leading out to the front of the property. To the front is a lawned front garden with a path leading to the front door.



Passionate About Property...

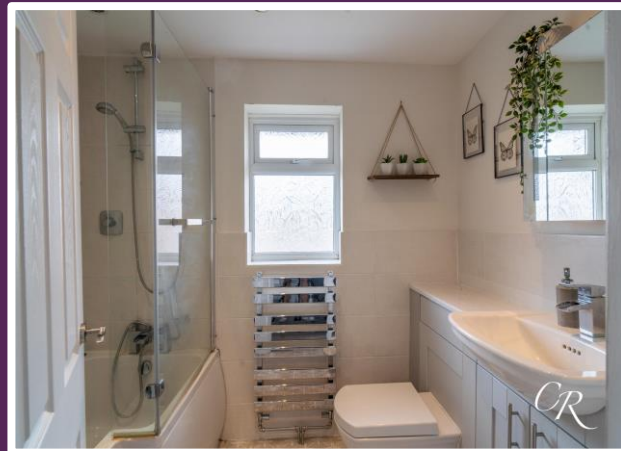
Additional Features: This property is in good decorative order and is located within a great school catchment area and local amenities, making it ideal for families. The good decorative order ensures that the new owners can move in without any immediate renovation needs, providing a sense of security and peace of mind.

Tenure: Freehold
Council Tax Band: B

Location: The location is superb, with an array of shops and eateries, including a Sainsbury's, within walking distance. Excellent schools and the Popular Prestbury high street are also within easy reach. Additionally, the property is close to public transport, adding to the convenience of this property.

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.

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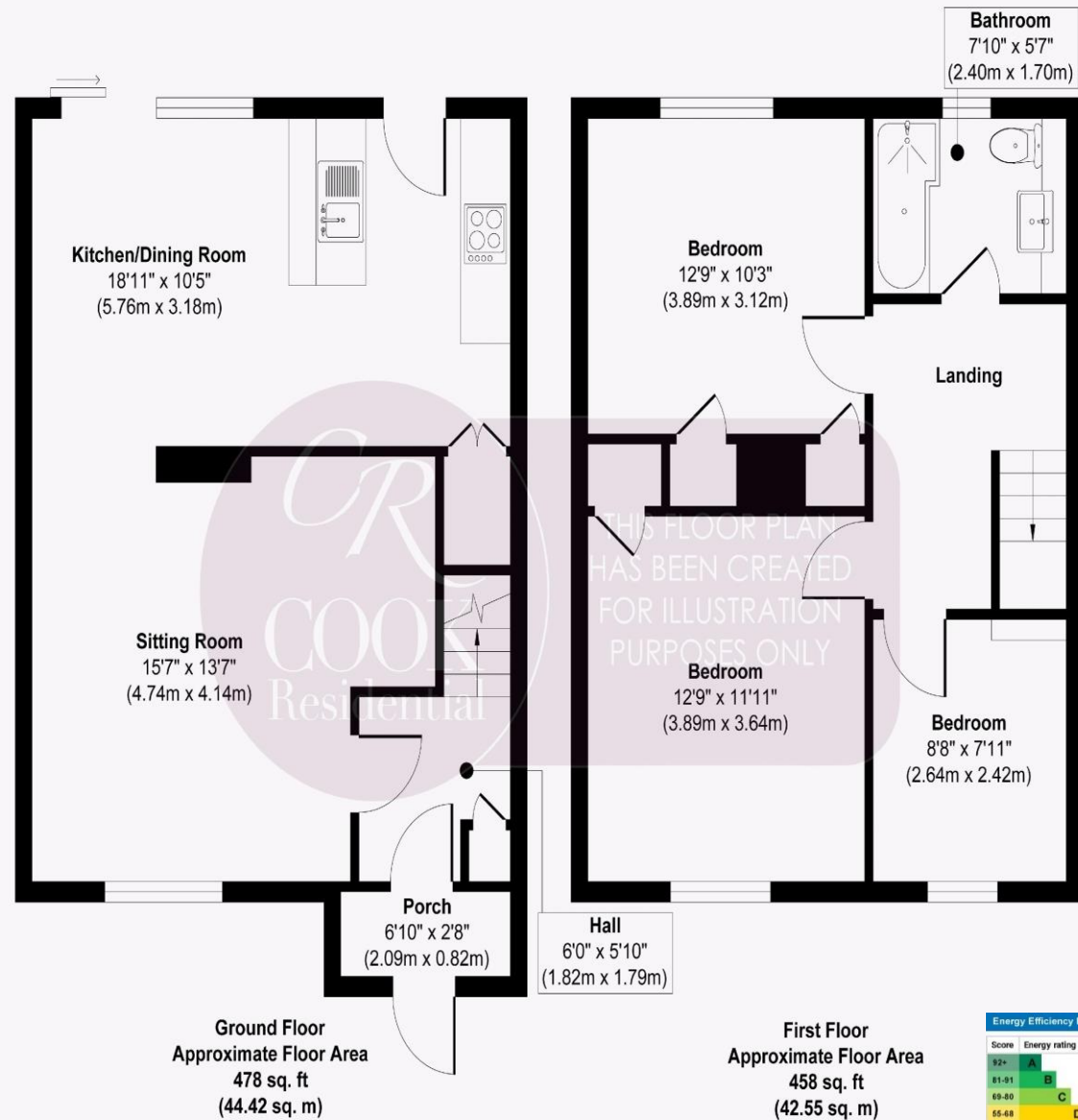
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BEST
ESTATE AGENT GUIDE
2022



Approx. Gross Internal Floor Area 936 sq. ft / 86.97 sq. m

Produced by Elements Property

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		