

CR COOK Residential

01242 500 259
www.cookresidential.co.uk



- CASH BUYERS OR DEVELOPMENT MORTGAGES ONLY WILL BE CONSIDERED ON THIS PROPERTY
- INVESTMENT OPPORTUNITY
- VERSATILE LIVING SPACE OPTIONS
- GENEROUS GARDEN
- CONVENIENT MULTIPLE PARKING SPACES
- NO ONWARD CHAIN

Guide Price £425,000

Bouncers Lane

Prestbury

Cheltenham

GL52 5JF

Bouncers Lane, Prestbury, Cheltenham, GL52 5JF

Cook Residential is excited to present a unique investment opportunity—a semi-detached freehold property currently divided into two one-bedroom flats, with the potential to convert back into a spacious family home. Situated on a desirable large plot, this property offers versatile living arrangements, a wrap-around garden, and ample parking. Whether you're seeking a multi-unit rental investment or looking to create your dream home, this property offers endless possibilities. This property also benefits from No Onward Chain!!

Room-by-Room Summary:

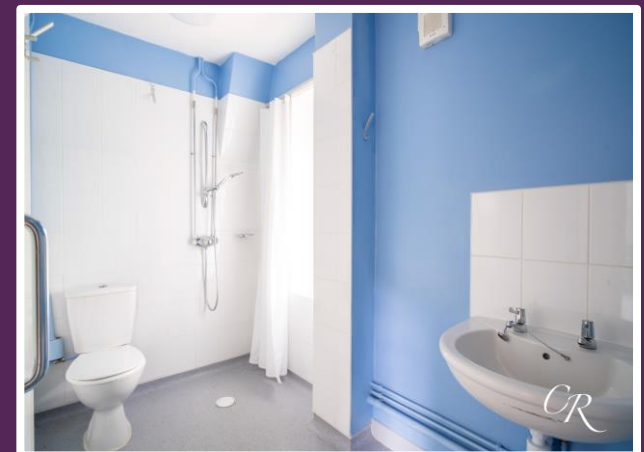
Ground Floor:

- **Entrance Porch:** Welcoming entrance with access to both flats, setting the tone for this versatile property.
- **Sitting Room:** A comfortable, carpeted living space, ideal for relaxation. Currently part of the ground-floor flat, this room offers views to the front of the property.
- **Kitchen:** This functional kitchen features wooden wall and base units, wooden countertops, and a gas hob with a built-in double oven. There's space for a washing machine and views over the garden.
- **Bedroom/Dining Room:** Presently used as a bedroom, it could be repurposed as a stylish dining room in a converted family home perfect for entertaining.
- **Shower Room:** The ground floor includes a walk-in shower room, which could be transformed into a utility room or downstairs cloakroom during conversion.

First Floor:

- **Utility/Kitchen (Potential Bedroom):** The first-floor utility/kitchen offers flexibility and could be reimagined as a double bedroom, enhancing the home's living space.
- **Sitting Room (Potential Large Bedroom or split into Two Bedrooms):** Currently serving as a sitting room, this space could become a spacious double bedroom or split into two bedrooms for further space and practicality in the converted layout.
- **Bedroom:** A well-proportioned bedroom, adding to the potential four-bedroom configuration of the property.
- **Bathroom:** Comprising a bath, sink, and WC, this bathroom completes the first floor and could serve the entire household in a converted family home.

Passionate About Property...



Exterior:

- **Wrap-Around Garden:** The property boasts a wrap-around garden on three sides, featuring laid-to-lawn grass and mature shrubbery. This outdoor space provides ample opportunity for landscaping, gardening, or simply enjoying the outdoors.
- **Driveway & Garage:** A gravelled driveway offers multiple vehicles parking, with additional garage access, ensuring ample off-road parking and storage.

This property represents a rare opportunity to create a bespoke home or maintain a rental investment, all within a desirable location. Viewings are highly recommended to appreciate the potential on offer.

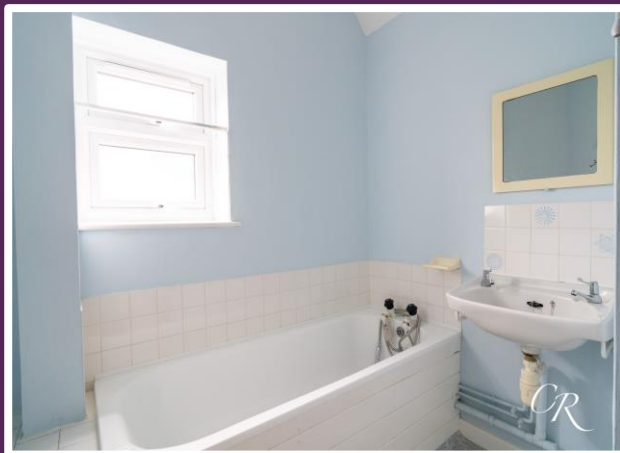
Tenure: Freehold
Council Tax Band: D

Agents Note: The above description is for illustration purposes only to show what the property layout could be if converted back into a house and is not to be relied upon.

This property benefits from close proximity to local amenities, schools, and transport links in the popular village of Prestbury, offering convenience and a pleasant living environment. The town offers a range of local shops, eateries, and recreational facilities, making it an attractive place to call home.

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	79
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



Approx. Gross Internal Floor Area 1480 sq. ft / 137.55 sq. m

Produced by Elements Property