



ZAFER CETINEL POWERED BY **exp** TM UK

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## Bouncers Lane, Cheltenham, GL52 5JW

£450,000

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- PRESTBURY, BOUNCERS LANE, CHELTENHAM
- BUILT IN 1892 WITH PLENTY OF PERIOD FEATURES
- TWO RECEPTION ROOMS
- THREE GOOD SIZE BEDROOMS
- GREAT SCHOOL CATCHMENT FOR ALL AGES
- EXTENDED VICTORIAN DETACHED HOME
- LARGE KITCHEN / DINER
- SEPARATE UTILITY ROOM / WC
- LOW MAINTENANCE PRIVATE REAR GARDEN
- REF ZAFER CETINEL



### Charming Victorian Detached Home in Prestbury Village

Discover this delightful Victorian detached property, built in 1892 and expertly modernized by its current owners. Located in the heart of Prestbury village, the home features a welcoming entrance hall leading to a bright living room with a fireplace and an expansive kitchen diner complete with a half-island, skylights, and double patio doors to the serene rear garden.

Upstairs, you'll find three bedrooms, including a master bedroom with fitted wardrobes, and a family bathroom. Outside, enjoy a driveway for two cars, as well as beautiful decking, patio areas, and a treehouse in the spacious garden.

With double glazing and gas central heating, this home is ideally situated within walking distance to local shops, pubs, and scenic outdoor walks, making it a perfect family retreat in an excellent school catchment area.







TOTAL FLOOR AREA: 1238 sq. ft. (115.0 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the figures contained herein, measurements are taken from the floor to the ceiling and are not guaranteed. The actual area may vary from the approximate area shown. The actual area will be determined by a professional surveyor. The actual area will be determined by a professional surveyor. The actual area will be determined by a professional surveyor.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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