



New Barn Lane, Cheltenham, GL52 3LU

£300,000

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- Prestbury village home
- Two bed bungalow
- Dedicated study room
- Spacious living room
- Practical kitchen diner
- Gas Central Heating
- Ample car parking
- No onward chain

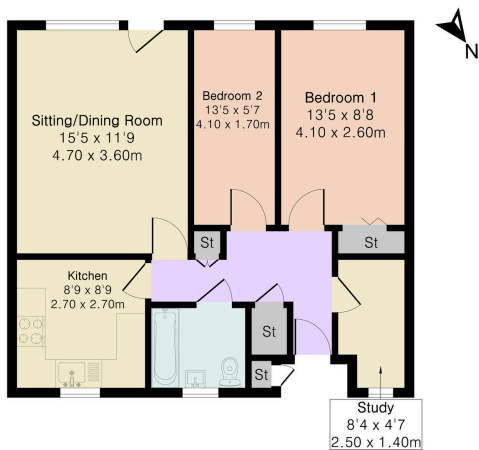


This charming two-bedroom link-detached bungalow in Prestbury, offers a unique blend of comfortable living and potential for personalisation. With a generous 635 sq ft, it features a bright living room with direct garden access, a practical kitchen with dining space, two peaceful bedrooms, and a versatile study. The outdoor space includes a level rear garden with a patio and lawn, complemented by extensive off-road driveway parking for at least three cars.

Located in a sought-after village, the property enjoys local amenities, reputable schools, and excellent transport links to Cheltenham town centre. It's an ideal home for those desiring village charm with urban accessibility, ready for a new owner to make it their own.



Approximate Gross Internal Area 648 sq ft - 60 sq m



PINK PLAN
 Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan List ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure form is for estate guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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