



Brymore Avenue, Prestbury, Cheltenham, GL52 3EE

£290,000

3 1 2



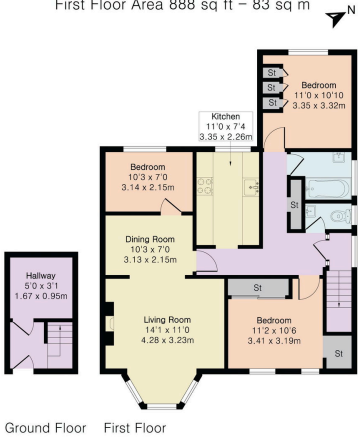
- Spacious three-bedroom first floor maisonette
- Private entrance
- Separate dining room
- Contemporary bathroom and separate WC
- Convenient location close to schools, amenities and Cheltenham town centre
- Exceptionally large private rear garden with gated rear access
- Bay-fronted sitting room with feature fireplace
- Modern fitted kitchen with integrated appliances
- Ample built-in storage throughout



Rarely available and offering beautifully proportioned accommodation, this impressive three-bedroom first floor maisonette combines the space and feel of a traditional family home with the convenience of apartment living. Benefitting from its own private entrance, separate dining room and an exceptionally large private rear garden, this is a unique opportunity for buyers seeking generous living space both inside and out.



Approximate Gross Internal Area 985 sq ft - 92 sq m
 Ground Floor Area 97 sq ft - 9 sq m
 First Floor Area 888 sq ft - 83 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd 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 initial 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	69	77
(55-68) D		
(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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