

46 APPLE ORCHARD, PRESTBURY

Cheltenham, Gloucestershire, GL52 3EH





Situated in the highly sought-after village of Prestbury, this attractive detached three-bedroom bungalow offers approximately 1,067 sq. ft. of well-designed accommodation, complemented by a detached single garage, off-road parking, and a beautifully maintained east-facing garden.

The property welcomes you via a spacious entrance hall with built-in storage, leading through to a generous L-shaped living and dining room. This inviting space features an electric fireplace and sliding doors opening into a bright conservatory—an ideal spot to relax while enjoying views over the garden.

The dining area flows seamlessly into a fitted kitchen, complete with a breakfast bar and ample storage, making it both practical and sociable. The main bedroom is generously proportioned and benefits from fitted wardrobes and a private en-suite shower room. The second bedroom is a comfortable double, while the third bedroom offers flexibility as either a single bedroom or a home office/study.

A modern family shower room serves the remaining accommodation, along with a useful linen cupboard located in the hallway. Offering excellent potential for modernisation and personalisation, this bungalow presents a wonderful opportunity to create a stylish home in one of Prestbury's most desirable locations.

Prestbury is served well with amenities, including a convenience store, lovely pubs and a coffee shop. The property is well situated close to Cheltenham Town Centre and many local walks and parks.





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Approximate Gross Internal Area = 99.1 sq m / 1067 sq ft

Garage = 13.0 sq m / 140 sq ft

Total = 112.1 sq m / 1207 sq ft

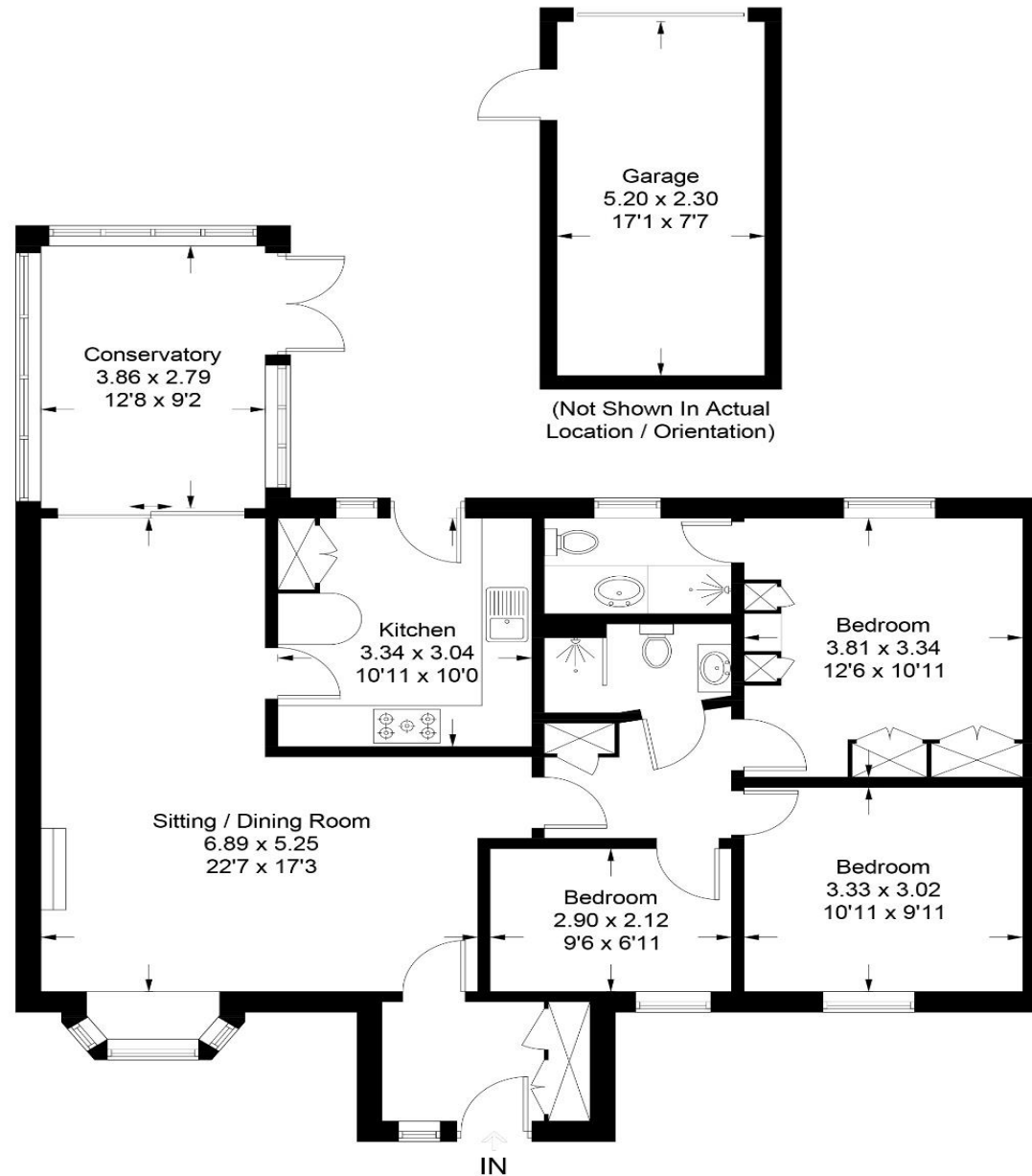


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297060)



GENERAL INFORMATION
Mains water, electricity, gas and drainage are connected to the property.

COUNCIL TAX BAND
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PRICE
£475,000

VIEWINGS
Strictly by prior appointment through
Charles Lear & Co. on
01242 222722

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 **Charles Lear**