



**Broad Acre Road, Prestbury, Cheltenham, GL52**  
**£430,000**

**ADAM  
HALLIWELL**  
property

**exp** UK

**Property Type:** Terraced House

**Bedrooms:** 3

**Bathrooms:** 2

**Receptions:** 2

Modern three-bedroom, three-storey terraced house in popular Prestbury, Cheltenham, with open-plan kitchen/diner, study, bright first-floor living room, principal en-suite, garden, two parking spaces, and access to green spaces, local amenities and strong transport links.

- Three-bedroom modern town house
- Popular Prestbury, Cheltenham location
- Open-plan kitchen diner, garden access
- Separate study ideal for home working
- Principal bedroom with en-suite
- Two side-by-side parking spaces
- Overlooking green with play areas
- Energy-efficient home, EPC rating B
- Good local schools and amenities
- Strong rail and bus connections



**ADAM  
HALLIWELL**  
property

PROPERTY  
**exp** UK

This three-bedroom terraced house is offered for sale in the popular Prestbury area of Cheltenham, positioned on a square and overlooking a green. The property is neutrally decorated throughout, with a contemporary design and an EPC rating of B and Council Tax band D.

Arranged over three floors, the accommodation is well suited to families and downsizers. The ground floor features an open-plan kitchen/diner with built-in appliances, generous natural light and dining space. Double doors open directly onto the rear garden, providing a pleasant outlook and an easy connection to outdoor space. Also on this level is a useful study/office, ideal for home working or quiet reading.

On the first floor, the main living room benefits from large windows and a garden view, creating a bright reception space set away from the main living areas below.

The principal bedroom is a double with an en-suite shower room. A second double bedroom and a third single bedroom are served by a family bathroom, providing flexibility for children, guests or additional office space.

Externally, the house includes a garden and two side-by-side parking spaces, offering practical day-to-day convenience. The wider development incorporates play areas, green spaces, walking and cycling routes, adding to its appeal.

Prestbury is well regarded for its local amenities, including everyday shopping, cafés and pubs, while Cheltenham town centre provides a wider choice of retail, dining and cultural venues. The area is served by a good selection of schools.

Public transport links are accessible, with Cheltenham Spa railway station offering services to Gloucester, Bristol, Birmingham and London. Typical journey times include around 10 minutes to Gloucester, under an hour to Bristol Temple Meads and approximately two hours to London Paddington. Local bus services connect Prestbury with Cheltenham town centre and surrounding districts.

Nearby parks and green spaces, along with established walking and cycling routes around Prestbury and towards the Cotswold escarpment, provide attractive options for leisure and exercise. This three-bedroom terraced house for sale combines efficient modern living with access to local amenities and transport connections.





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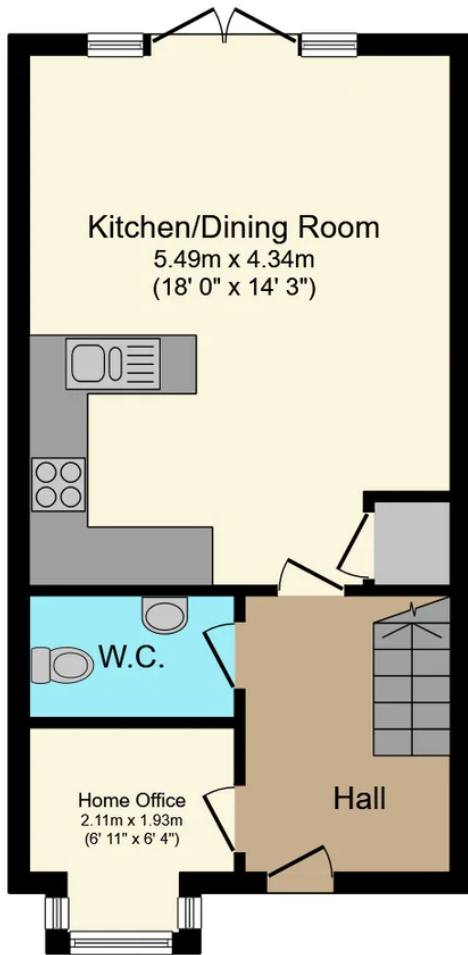
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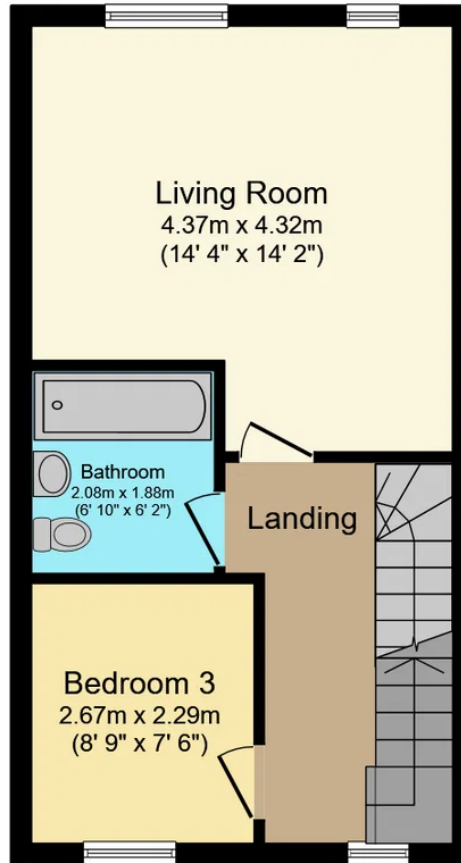
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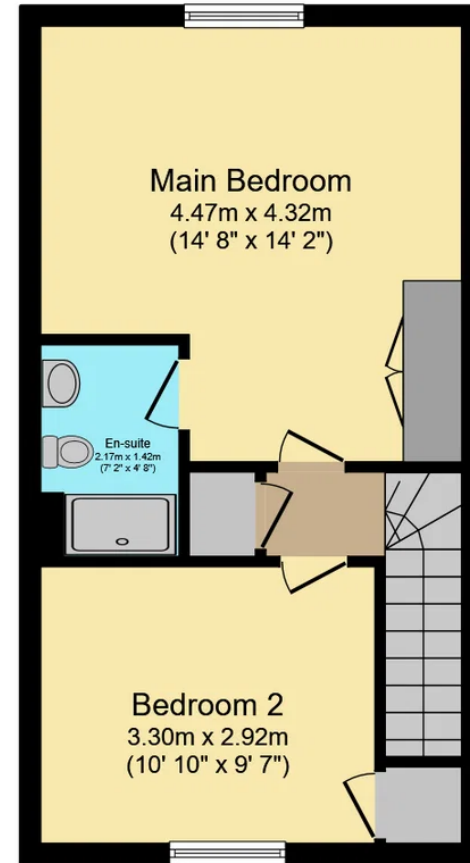




Ground Floor



First Floor



Second Floor

Total floor area: 109.3 sq.m. (1,176 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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