



ROSS BURBIDGE

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# New Barn Lane, Prestbury, Cheltenham, GL52

£385,000

3 1 2



Please Quote: RB1393-Ross Burbidge. Situated in a convenient and highly sought-after location close to Cheltenham town centre, this charming three-bedroom semi-detached home offers character, generous living space and a surprisingly large private rear garden, making it an excellent choice for first-time buyers, young families or investors alike.

The accommodation is arranged over two floors and begins with an entrance hall leading through to an impressive open-plan lounge and dining room. This superb living space provides plenty of room for both relaxing and entertaining, with large windows allowing an abundance of natural light to flood the room. To the rear, the kitchen is fitted with a range of units and ample worktop space, providing a practical and functional area for day-to-day living.

On the first floor are two generous double bedrooms alongside a third bedroom which would be ideal as a child's room, nursery, dressing room or home office. The accommodation is completed by a family bathroom.

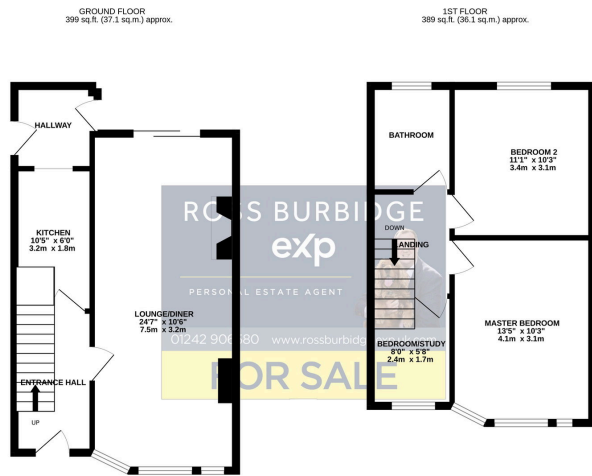
One of the property's standout features is the rear garden. Unusually large for a home of this type and location, it offers a combination of lawn and decking, creating the perfect environment for outdoor dining, entertaining guests or enjoying family time during the warmer months.

Further benefits include off-road parking to the front of the property and approximately 789 sq ft of well-balanced accommodation.

Ideally positioned within easy reach of Cheltenham town centre, residents can enjoy an excellent selection of shops, restaurants, cafés and leisure facilities, whilst nearby transport links provide straightforward access to Gloucester, the M5 and surrounding areas.

A delightful character home with generous outside space and flexible accommodation. Early viewing is highly recommended.





TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes, floors and any other facts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used in conjunction with the property purchase. The services, fixtures and fittings shown here are not guaranteed and no guarantee is made as to their quantity or efficiency can be given. (Drawn with AutoCAD 2009)

- Three Bedroom Semi-Detached
- Large Garden
- Potential Expansion Subject To Planning
- No Onward Chain
- Gas Central Heating
- Please Quote: RB1393-Ross Burbidge
- Off Road Parking
- Open-Plan Lounge/Diner
- 5 Minute Walk To Cheltenham Racecourse and Pittville Park
- Well Equipped Bathroom

