





Desert Orchid Road, Prestbury, Cheltenham, GL52

£425,000

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- Four Well-Proportioned Bedrooms
- Modern Fitted Kitchen
- Convenient Downstairs WC
- Family Bathroom
- Rear Garden with Lawn and Patio Area
- Living Room with Garden Access
- Two Reception Rooms
- Principal Bedroom with En-Suite
- Single Garage





## Spacious 4-Bedroom Semi-Detached Home in Prestigious Prestbury Location



**Approximate Gross Internal Area 1050 sq ft - 97 sq m  
(Excluding Garage)**

Ground Floor Area 530 sq ft - 49 sq m

First Floor Area 520 sq ft - 48 sq m

Garage Area 173 sq ft - 16 sq m



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		90
(69-80) <b>C</b>	79	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	