



Prestbury Road, Cheltenham - GL52 2DP

Offers Over £400,000





## Prestbury Road

Cheltenham, GL52 2DP

Council Tax band: TBD

Tenure: Freehold

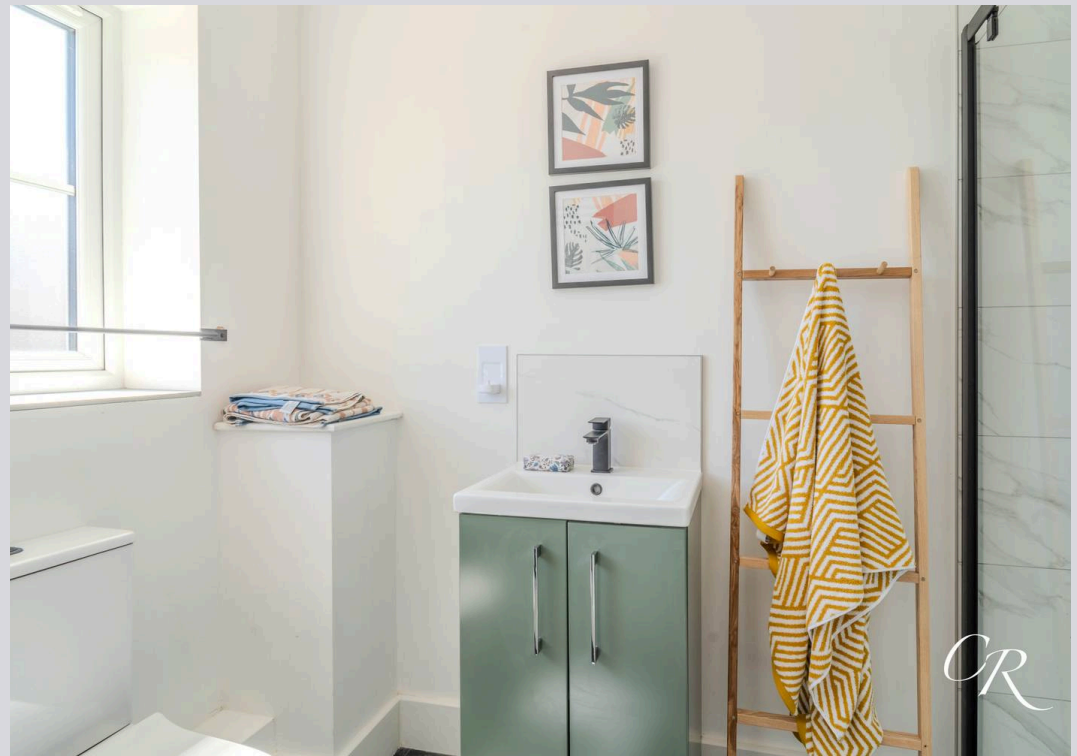
EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- No Onward Chain
- Brand New Stylish Three Bedroom Home
- Downstairs WC
- Main Bathroom and Ensuite Shower Room
- Generous Sunny Rear Garden
- Allocated Parking with EV Charging Point
- Close to Local Amenities







Tucked away within the exclusive Prestbury Mews development, just a short distance from Cheltenham town centre, this brand new three bedroom semi detached home offers thoughtfully designed, energy efficient living with a contemporary finish throughout and is offered with No Onward Chain.

With solar panels, allocated parking with EV charging point, and modern open plan living spaces, this beautifully presented property is ideal for professionals, young families, or downsizers seeking low maintenance living in a highly convenient location close to local amenities, schools, and transport links.

**Living Room:** At the front of the property, the sitting room is bright and welcoming, featuring a charming bay window that enhances the natural light and provides a cosy spot for reading or relaxing. Finished in soft neutral tones and wood effect flooring, this space sets the tone for the home's elegant and modern aesthetic.

**Kitchen:** The kitchen is finished in a modern yet classic style, featuring sleek cabinetry with country style black handles and under cabinet lighting for a clean, contemporary look. It includes an integrated Bosch oven, electric hob, extractor fan, integrated fridge freezer, and a pull out storage rack. Ample worktop space and stylish splashbacks complete this bright and functional space, ideal for everyday use.

**Dining Area:** Open to the kitchen, the dining area provides a light and welcoming space ideal for family meals or entertaining. Positioned at the rear of the property, it benefits from French doors leading directly onto the garden, allowing for an easy indoor outdoor flow. The layout comfortably accommodates a dining table and chairs, with neutral décor and wood-effect flooring continuing the modern finish.

**Bedroom One:** This spacious double bedroom sits at the front of the house and benefits from a modern ensuite shower room. The room is bright and has ample space for wardrobes.

**Ensuite:** The ensuite is finished to a high standard with a walk in shower, tiled surrounds, a modern vanity unit, black matt fittings and a heated towel rail, offering both style and functionality.

**Bedroom Two:** A further well proportioned room located at the rear of the home, with a large window offering views of the garden, and carpet neutral in colour.

**Bedroom Three:** This third bedroom is ideal for use as a single bedroom, home office or dressing room.

**Main Bathroom:** The main bathroom is finished to a high standard with contemporary neutral tiling and sleek fittings. It features a panelled bath with a glass screen and overhead shower, a wall mounted basin with vanity storage, and a low level WC. A heated towel rail and recessed lighting complete the clean, modern look.

**Garden:** The fully enclosed rear garden is laid to lawn with a patio seating area directly accessed from the kitchen/dining room, and with additional side access. Finished with timber fencing and a neat lawn, this space is ideal for play, gardening or entertaining.

**Location:** Prestbury Mews is ideally positioned off Prestbury Road, providing easy access to both Cheltenham town centre and the popular village of Prestbury. Local amenities including Morrisons supermarket, independent shops, and cafes are within walking distance. Cheltenham Spa railway station and excellent bus routes offer convenient transport links, while well regarded schools and green open spaces such as Pittville Park are also close by.

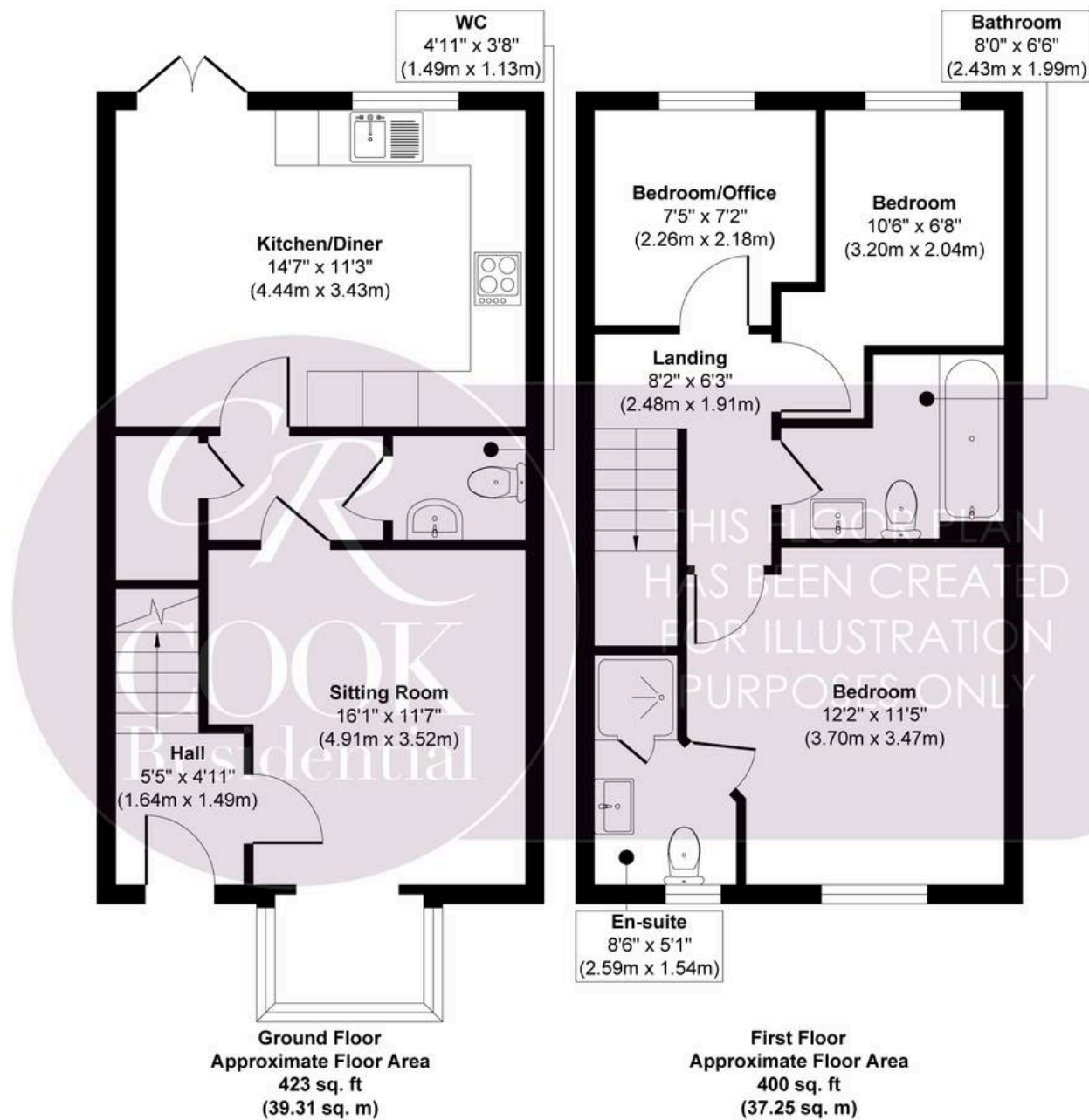
**Council Tax Band:** TBC

**Tenure:** Freehold

**Estate Charge:** £200 Per Annum

*All information regarding the property details, including its position on Freehold, is to be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.*









## Cook Residential

Cook Residential, 4 Tebbit Mews Winchcombe Street – GL52 2NF

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For more detailed information please refer to the Cook Residential website. All information regarding the property details, including its position on Freehold, will be confirmed between vendor and purchaser solicitors. All measurements are approximate and for guidance purposes only.