



A detached bungalow of superior presentation with views towards Cleeve Hill. Benefitting from UPVC double glazing throughout, this enhanced property boasts three bedrooms, L-shaped lounge/dining room, re-fitted kitchen, re-modelled shower room, master bedroom with en- suite, conservatory, gas central heating, landscaped gardens and garage with driveway parking. A cul-de-sac location next to Cheltenham Racecourse, situated within 1 mile of Prestbury High Street, 2.5 miles of the town centre and 0.3 miles of bus route 2 M6 N, which runs every 30 minutes to the centre. EPC D.



**Detached Bungalow**

**Lounge/Dining Room**

**Re-Fitted Kitchen**

**Three Bedrooms**

**Conservatory**

**Re-Modelled Shower Room**



## ACCOMMODATION

### Outside Front

Driveway leading to single garage, gravel paths to entrance.

### Entrance Hallway

Entrance via UPVC double glazed door with frosted glass panels and window light to side, laminate flooring, utility/storage cupboard containing shelving, wall mounted boiler and plumbing for washing machine, doors to Bedroom three, Bedroom two, Lounge and Shower Room.

### Bedroom Two 10' 5" x 9' 1" (3.17m x 2.77m)

UPVC double glazed window to conservatory, fitted wardrobes, radiator.

### Bedroom Three 7' 7" x 6' 9" to wardrobes (2.31m x 2.06m)

Three UPVC floor to ceiling double glazed window panels to front, range of mirror fronted wardrobes, radiator.

### Shower Room 6' 3" x 5' 0" (1.90m x 1.52m)

UPVC double glazed window to front, corner shower cubicle, WC, pedestal wash basin, range of storage cupboards, ladder radiator, tiled walls, spotlighting.

### Lounge/Dining Room 18' 6" x 17' 11" (5.63m x 5.46m)

L shaped lounge/dining room, UPVC double glazed windows to side, high level frosted glass window light to side, wall mounted electric fire, radiator, glass panelled doors to kitchen and conservatory.

### Conservatory/Dining Room 11' 9" x 10' 9" (3.58m x 3.27m)

UPVC windows and patio doors to garden, dwarf wall, with Lighting, radiator, double doors to garden.

### Kitchen 10' 0" x 8' 8" (3.05m x 2.64m)

UPVC double glazed window to front, range of base level storage units with work surface over, splash backs, breakfast bar, inset sink plus drainer, space for fridge/freezer, space for dishwasher, inset gas hob with extractor over, range of wall mounted storage cupboards.

### Master Bedroom 14' 2" MAX x 11' 4" (4.31m x 3.45m)

NOTE: 14'2" at the MAX x 10'10" to wardrobes.



UPVC double glazed door to rear garden, range of mirror fronted fitted wardrobes along one wall, fitted storage drawers, bed head combination drawers and cupboards with display lighting, radiator, door to en-suite

### En-Suite

UPVC window to rear, WC, pedestal wash basin, floor to ceiling tiles, shower cubicle.

### Garage 18' 4" x 8' 3" (5.58m x 2.51m)

Up and over doors with entrance width 6' 10", lighting, eaves storage, door to garden.

### Rear Garden

Garden laid to lawn, plant plus shrub borders, path to raised decking area, side gate to front, green house, door to garage, outside tap.



### EPC D.

### Council Tax Band .

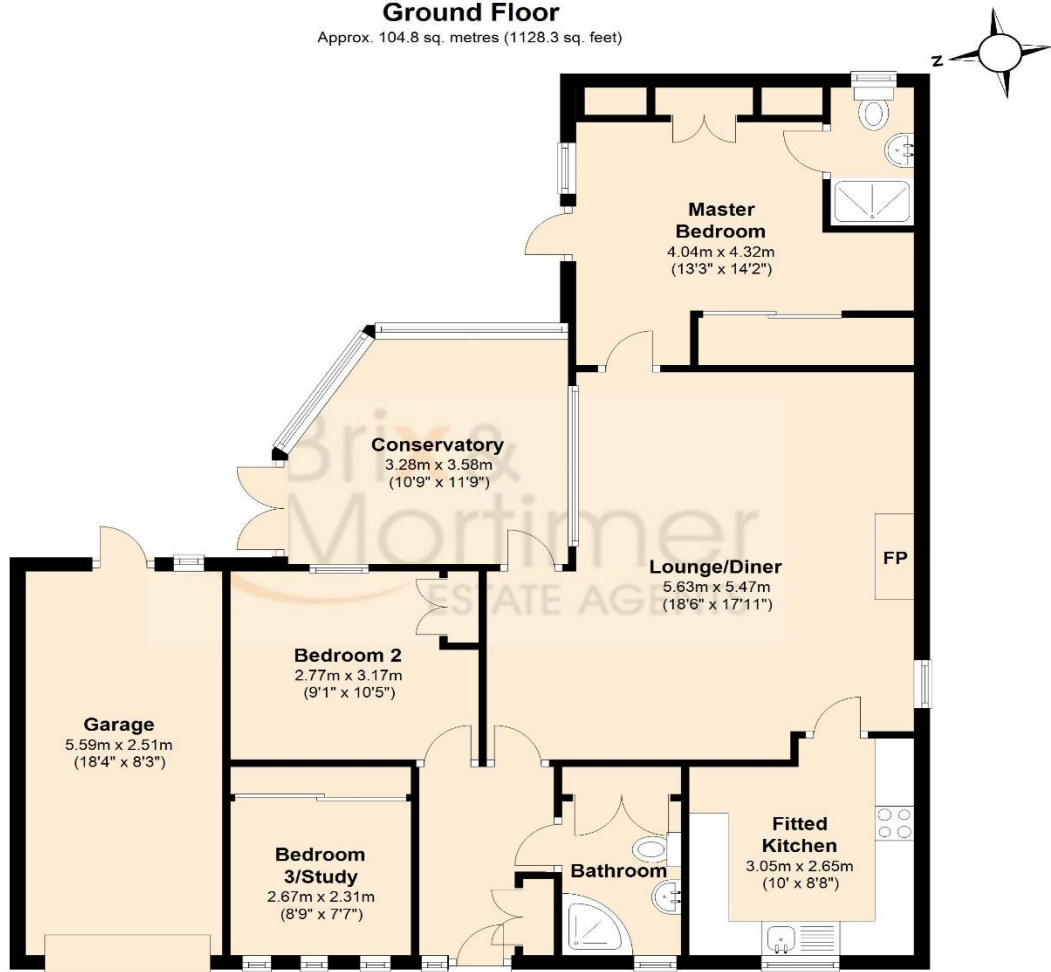
Please Note that we have not tested any equipment, appliances or services in this property. Prospective purchasers are advised to commission appropriate investigations prior to purchase. The Floor plans provided are for guidance only and must not be relied upon as accurate.

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## Ground Floor

Approx. 104.8 sq. metres (1128.3 sq. feet)



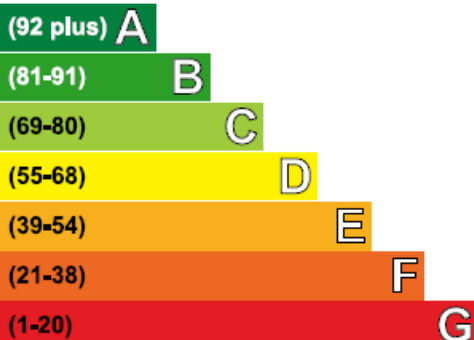
Total area: approx. 104.8 sq. metres (1128.3 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. Where measurements are shown they are approximate and should not be relied on. No liability is accepted in respect of any consequential loss arising from the use of this plan.

Plan produced using PlanUp.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
59	80

