



5 Lexington Square, Prestbury GL52 3LT
£525,000

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- No onward chain
- Three bath/shower rooms
- Study
- Two garages plus parking
- Utility room
- Private and secure garden
- Sold as seen
- All services/appliances have not and will not be tested
- Cheltenham Borough Council: Tax Band F - £3,150.38 (2024/2025)
- EPC rating C77

£525,000

Entrance hall

Tiled flooring, stairs to first floor, understairs storage, built in double storage cupboard housing the boiler, inset ceiling spot lights, radiator.

Study

Double-glazed window to front elevation, radiator.

WC

Wash hand basin with mixer tap, WC, stainless steel heated towel rail, extractor fan, tiled splash backs, and tiled flooring.

Kitchen/Dining room

Double glazed window to rear elevation, double glazed French doors leading out into the garden, a range of matching wall and base modern units and breakfast bar with laminate work surface over, inset 1 1/2 bowl stainless steel sink with drainer unit and mixer tap, integrated appliances to include gas hob with stainless steel extractor hood over and stainless steel splash back, oven, microwave, dishwasher, under counter fridge, under counter freezer, tiled splash backs, tiled flooring, inset ceiling spotlights, two radiators, door to:

Utility room

Part double glazed obscure door to side elevation, a range of shelving, base unit with laminate work surface, inset one bowl stainless steel sink with drainer unit and mixer tap, space and plumbing for washing machine and tumble drier, extractor fan, tiled splash backs, tiled flooring, radiator.

On the first floor

Landing

Stairs to the second floor, airing cupboard housing hot water tank, radiator.

Sitting room

Two double-glazed windows to rear elevations one of which is a large picture window framed with a wooden bannister, and two radiators.

Guest bedroom

Three double-glazed windows to front elevation, radiator, fitted unit, door to:

En suite

Shower cubicle, wash hand basin with mixer tap, WC, tiled splash backs, tiled flooring, stainless steel heated towel rail, extractor fan, inset ceiling spotlights.

On the second floor

Landing

Bedroom one

Double glazed French doors with balcony to rear elevation, radiator, two built-in double wardrobes, door to:

Ensuite

Double glazed obscure window to rear elevation, panelled bath with mixer taps, separate shower cubicle, wash hand basin with mixer tap, WC, tiled splash backs, tiled flooring, stainless steel heated towel rail, extractor fan, inset ceiling spot lights.

Bathroom

Panelled bath with mixer taps and shower over, wash hand basin with mixer tap, WC, tiled splash backs, tiled flooring, stainless steel heated towel rail, extractor fan, inset ceiling spotlights.

Bedroom three

Double-glazed window to front elevation, radiator, fitted desk and shelving.

Bedroom four

Double glazed French doors to front elevation with balcony, radiator.

Outside

To the rear of the garden, there is a fully enclosed, low-maintenance garden with brick wall and wooden fence, a paved patio area, and a lawned area. Next to one of the garages that comes with the property, there is a gravelled area which allows off road parking for one vehicle.

Garages x 2

18'3" x 7'4" each garage (5.57 x 2.26 each garage)

There are two single garages which are opposite each other, both of which have up and over doors, power and lighting.

Location

Prestbury benefits from shops including two stores. There is a public library, two hairdressers, a pharmacy, and a butcher. For more comprehensive shopping, Cheltenham town centre is approximately 2 miles away offering a variety of high street shops, cafes, restaurants, and specialist boutiques. There are cultural festivals including music, literature, and jazz. The village is home to Prestbury Park, the Cheltenham Racecourse, which holds the renowned Gold Cup race each March.

Material Information

Freehold.

Council Tax Band: Tax Band F

Local Authority and Rates: Cheltenham Borough Council: - £3,150.38 (2024/2025)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas central heating

Broadband speed: Standard: 6Mbps and Superfast: 56 Mbps

Mobile phone coverage: EE, Three, Vodafone and O2.

Please note, the property is sold as seen, all services/appliances have not and will not be tested.

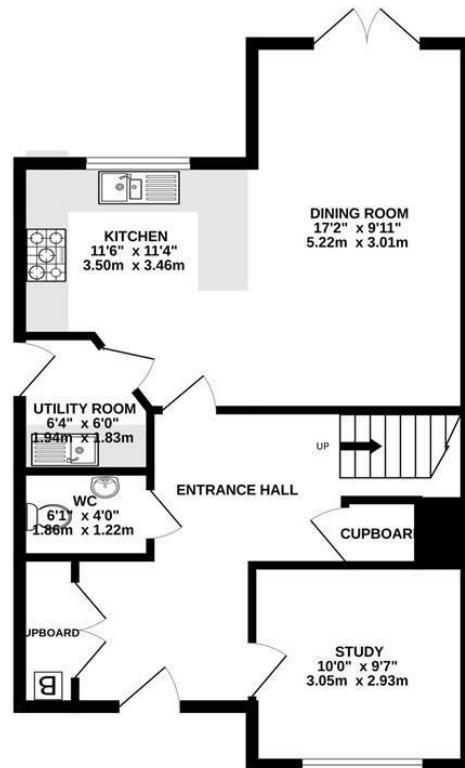


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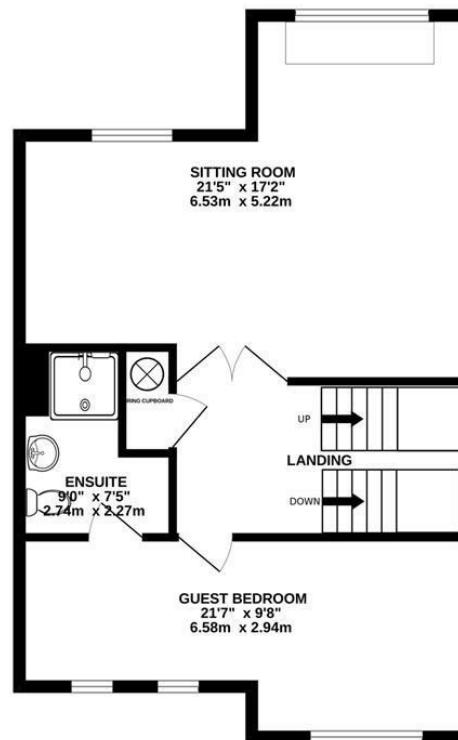
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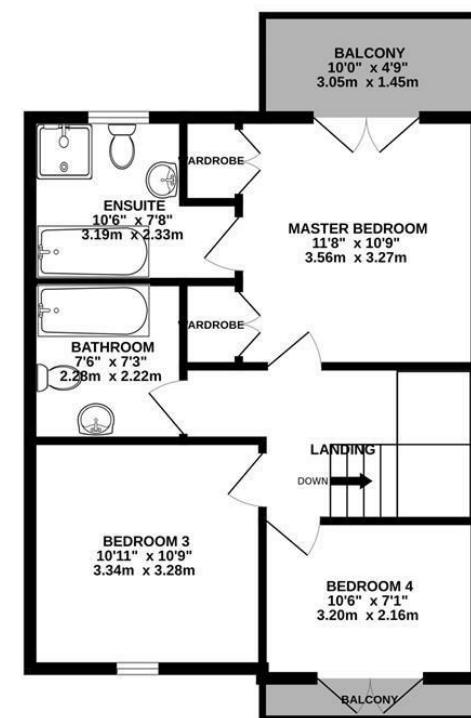
GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
613 sq.ft. (56.9 sq.m.) approx.



2ND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 1759 sq.ft. (163.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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