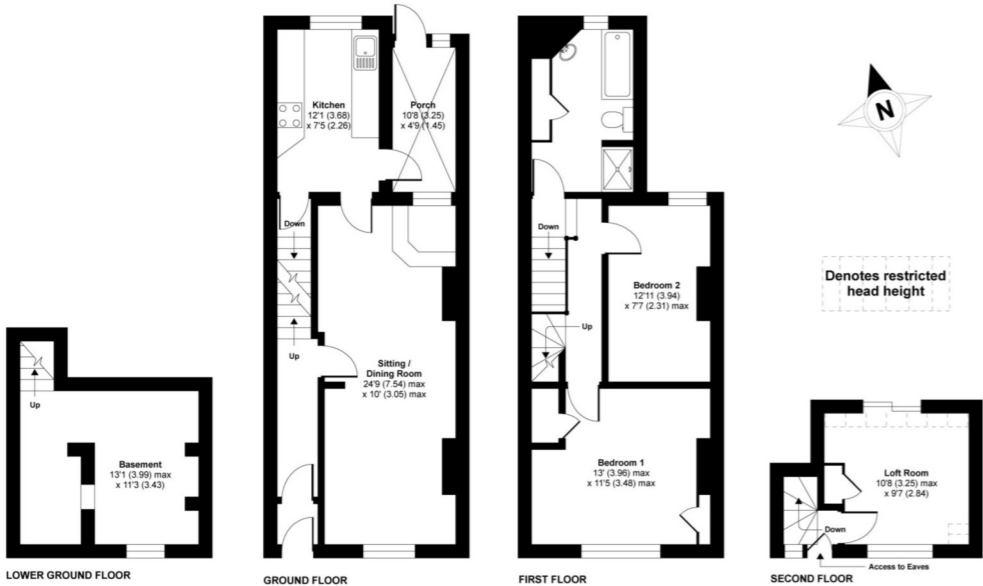


Charlton Kings, Cheltenham, GL52

APPROX. GROSS INTERNAL FLOOR AREA 1176 SQ FT 109.3 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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1 Kew Place, Cheltenham, Gloucestershire, GL53
7NG
T: 01242 246980

perrybishop.co.uk

Disclaimer: These particulars should not be relied upon as fact and are not an offer or contract. The seller does not make, nor do we give any warranty. All information should be verified, no survey has been done or testing completed.

3 Hambrook Terrace
Charlton Kings, Cheltenham GL52 6LL



Period cottage | Large sitting/dining room | Off road parking space
Fantastic views | Loft room | EPC E

Perry Bishop
and Chambers

the agent who keeps you informed



£299,950

3 Hambrook Terrace

Charlton Kings, Cheltenham GL52 6LL



2 Bedrooms



1 Bathroom



1 Reception

This spacious red brick Victorian Cottage is well located in an exceedingly quiet location, in ever popular Charlton Kings, close to a range of local shops at Sixways, sought after local schools and with regular bus routes into nearby Cheltenham Spa.

This charming property is arranged over three floors and provides entrance hall, large sitting room, kitchen and porch on the ground floor, modern four piece bathroom suite and two bedrooms on the first floor. There is a further room in the converted loft and a cellar for storage.

The property is warmed via gas fired central heating, there is an off street parking space, low maintenance rear garden and wonderful far reaching views to Leckhampton Hill.

Directions

From Cheltenham town centre move along London Road and bear left at the fork with Cirencester Road and at the next traffic lights take the second left turn into Ryeworth Road. Continue along Ryeworth Road and take the third right turn into Hambrook Street. Hambrook Terrace is then directly in front of you.

Services & Tenure

We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

Local Authority

Cheltenham Borough Council

