

Perry Bishop
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15 Charlton Court Road

Charlton Kings, Cheltenham, GL52 6JB



Spacious detached house on a corner plot | Three double bedrooms | Conservatory
Large open plan sitting/dining room | Fitted kitchen with built in appliances | EPC E

£435,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

15 Charlton Court Road

Charlton Kings, Cheltenham, GL52



15 Charlton Court Road is a modern three bedroom detached family house located on a corner plot in a quiet no through road offering easy access to Sixways and its range of amenities, and very conveniently located for Balcarras School.

The well-proportioned accommodation is arranged over two floors and in brief comprises an entrance hall, a 26ft through sitting room/dining room, dual aspect, fireplace, sliding doors lead out onto a conservatory which overlooks the garden, 12ft fitted kitchen/breakfast room, space for a table and chairs fitted with a range of units to include an integrated fridge/freezer, dishwasher, washing machine and electric oven, gas hob with extractor over.

The landing provides loft access and storage cupboards, leads to three double bedrooms, the master bedroom with a recently refitted en-suite shower room, fitted wardrobes, family bathroom with shower over.

Additional benefits include a private rear garden with mature shrubs and there is also a garage, driveway, gas fired central heating and double glazing.

Amenities

Charlton Kings is known to date back to the Iron Age. Much of the ancient beauty has been retained with Charlton common and the surrounding Leckhampton Hill with it's Cotswold trails. Modernity has developed sought after junior and secondary schools, both state and independent. With a population of around 10,000 there are several well established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club. This property is in an ideal location just a short walk from Cheltenham town centre. There is also good access to Oxford, Cirencester and London.





Directions

From Cheltenham town centre proceed east along London Road. Follow straight across two sets of traffic lights and when you reach a third set of lights, bear left, continuing along London Road. Follow the road and take the first left turn into Charlton Court Road.

Services & Tenure

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

Local Authority

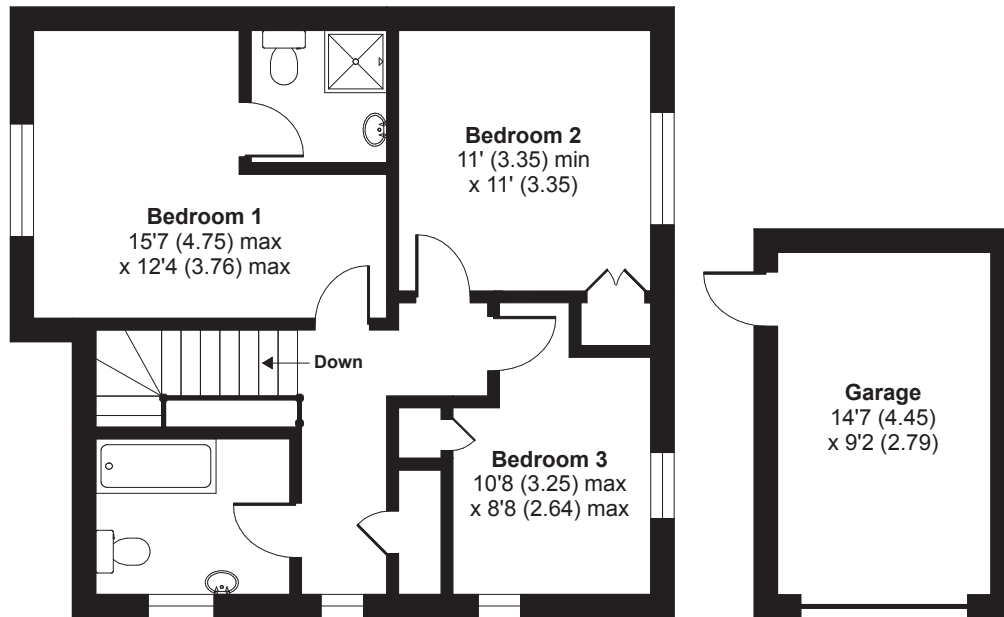
Cheltenham Borough Council

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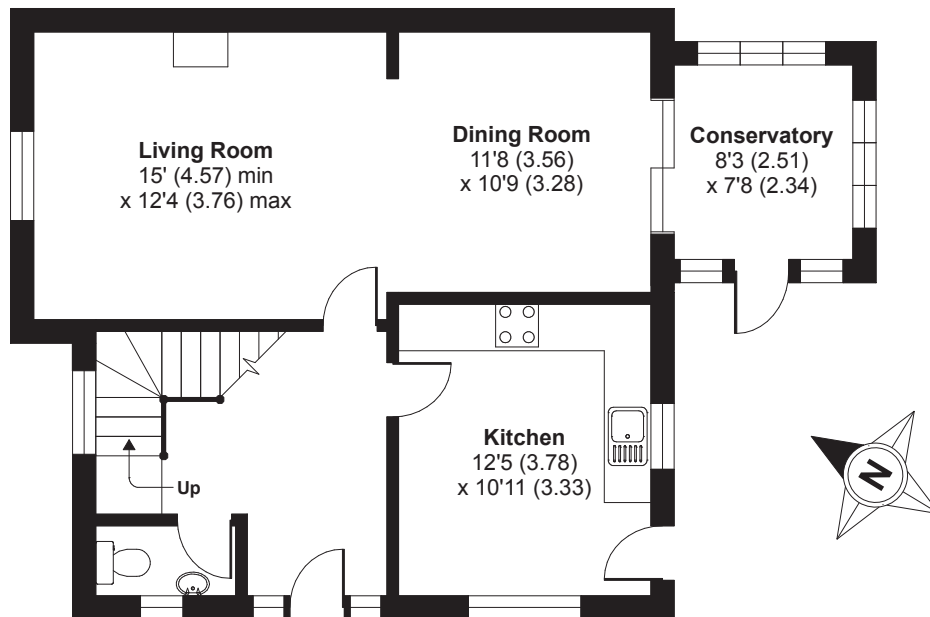


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APPROX. GROSS INTERNAL FLOOR AREA 1424 SQ FT 132.3 SQ METRES (INCLUDES GARAGE)



FIRST FLOOR



GROUND FLOOR

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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