

Perry Bishop
and Chambers

the agent who keeps you informed

25 Copt Elm Close Charlton Kings GL53 8AE



Spacious semi-detached family home | Garage and off road parking |
Tucked away location | Two reception rooms | EPC D

Guide Price £400,000

Cirencester Cheltenham Fairford Faringdon Leckhampton London Nailsworth Stroud Tetbury

25 Copt Elm Close

Charlton Kings GL53 8AE



4 Bedrooms



1 Bathroom



2 Receptions

Occupying a delightful position on this no through road, close to the excellent local amenities at Sixways and within easy access of Balcarras School.

Situated at the head of a cul de sac with a leafy aspect the well-proportioned accommodation is now in need of some upgrading while offering the feeling of space and light and in brief comprises an entrance hall with cloaks cupboard, stairs to first floor, a cloakroom, a sitting room with double glazed window to the front aspect and fireplace, a dining room, double glazed conservatory and a fitted kitchen with door to the garden. On the first floor the landing gives access to four bedrooms, a bathroom and separate wc.

Further benefits of this spacious family home include a good sized driveway providing ample off road parking, an enclosed rear garden, gas fired central heating and double glazing.

Amenities

Charlton Kings is known to date back to the Iron Age, following the discovery of a villa in 1980. 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. An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and good access for Oxford, Cirencester and London.





Directions

Leave our office in Bath Road heading towards town. At the first set of traffic lights turn right into Thirlestaine Road. At the roundabout turn left into Old Bath Road. At the next main traffic lights turn right onto London Road towards Charlton Kings. At the traffic lights bear right into Cirencester Road. Continue along Cirencester Road and turn left at the next set of traffic lights into Lyefield Road West. At the mini-roundabout turn left in to Copt Elm Road and then second left into Copt Elm Close.

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

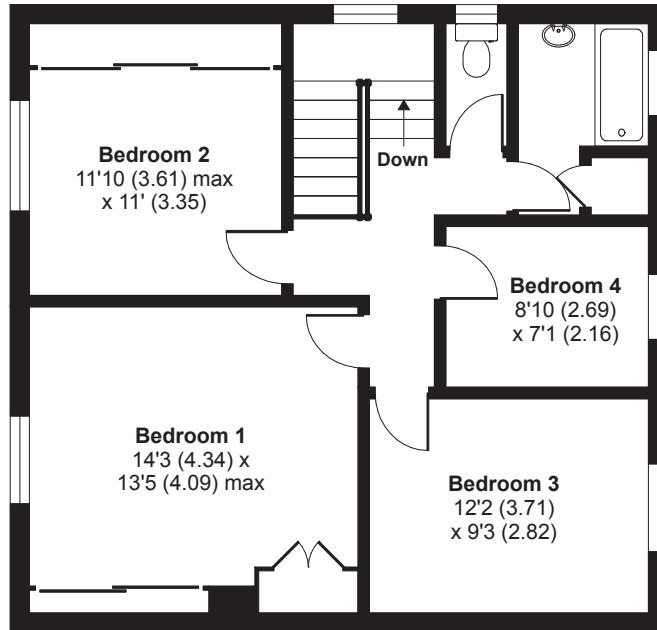
Cheltenham BoroughCouncil

Ref: 71023041/24636/RM

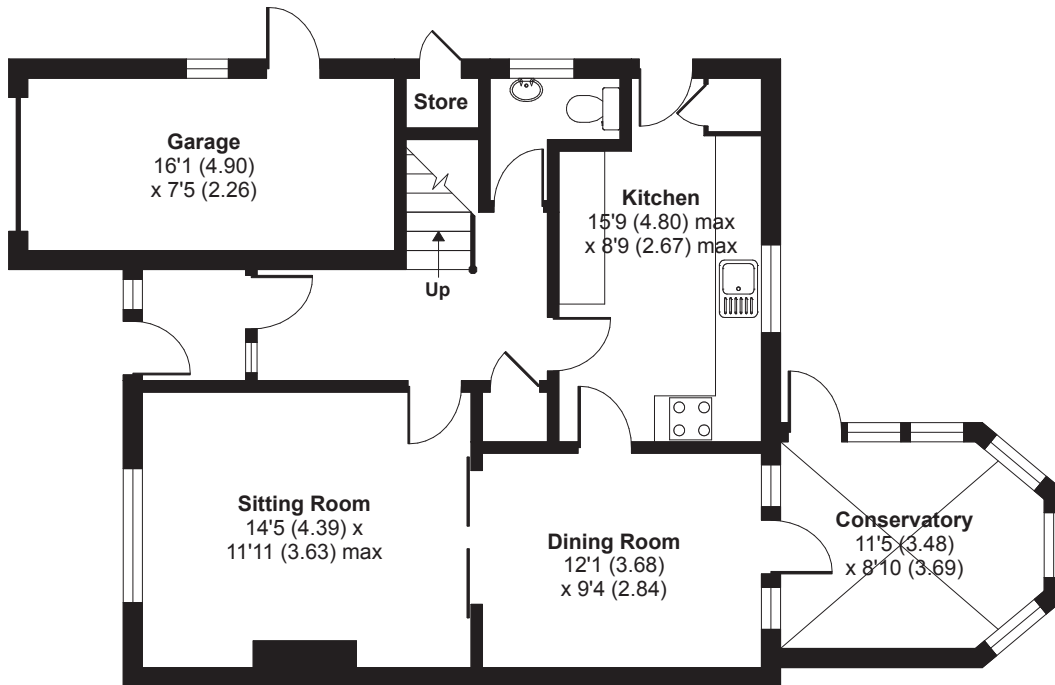


Copt Elm Close, Charlton Kings, Cheltenham, GL53

APPROX. GROSS INTERNAL FLOOR AREA 1515 SQ FT 140.7 SQ METRES (EXCLUDES STORE)



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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