



Charlton Kings



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Chase Avenue, Charlton Kings, Cheltenham, GL52 6YU

£435,000 Freehold

A 3/4 bedroom, semi detached, house close to excellent schools with a good size garden backing onto the River Chelt.

Entrance hall • cloakroom • open plan living/dining/family room • kitchen/breakfast room • home office/bedroom 4 • 3 bedrooms • bathroom • mature garden • en bloc garage • gas central heating & double glazing • close to excellent schools & amenities

## Description

A well presented family home, offering flexible living space and a good size garden overlooking open countryside at the rear. The accommodation includes an entrance hall, downstairs cloakroom, a tiered open plan living/dining/family room, and a kitchen/breakfast room with electric underfloor heating and double doors opening to the garden. Also on the ground floor is a home office/bedroom 4. Upstairs, there are 3 bedrooms and a bathroom. Outside, there is an established frontage, gated pedestrian side access, and a lovely mature rear garden backing onto the River Chelt and enjoying an outlook over neighbouring countryside. There is also an en bloc single garage.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D.

**Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.





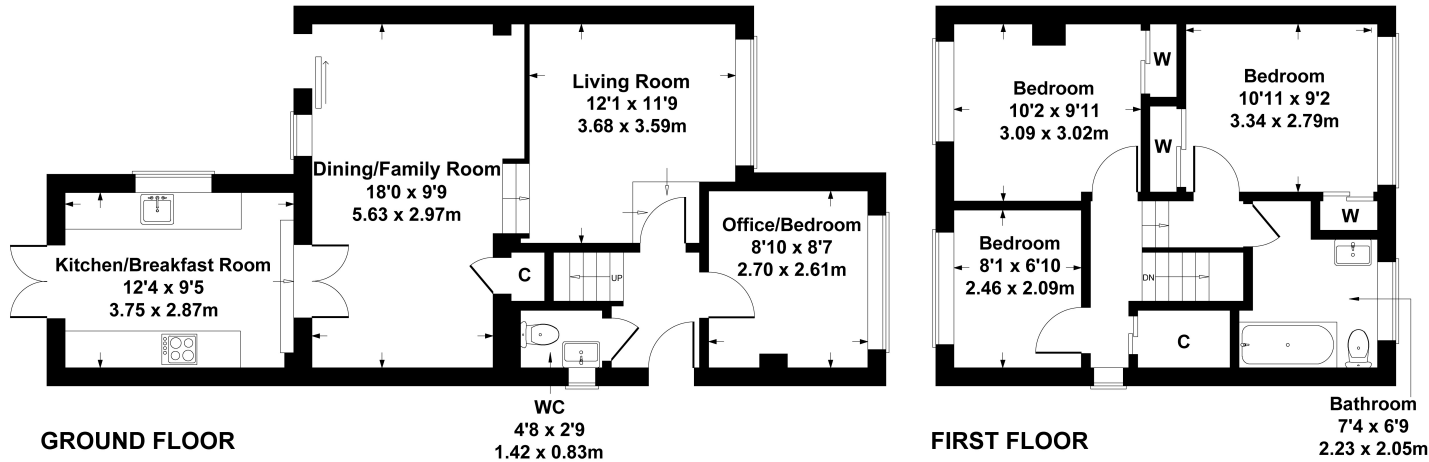


### Situation

A popular location near to the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

## 36 Chase Ave

Approximate Gross Internal Area  
1033 sq ft - 96 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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