



Charlton Kings

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ESTATE AGENTS

Charlton Kings

Parkwood Grove, Charlton Kings, Cheltenham, GL53 9JP

£515,000 Freehold

A 4 bedroom semi-detached house with a lovely south facing garden, situated in this quiet no-through road.

NO ONWARD CHAIN • close to excellent schools • reception hall • living/dining room • kitchen/breakfast room • 4 bedrooms • 2 bath/shower rooms • gas central heating • double glazing • south facing garden • driveway

Description

A beautifully presented 4 bedroom semi-detached house, situated in this highly sought after location close to excellent schools and glorious countryside. The accommodation includes a reception hall, living/dining room with feature fireplace and patio doors to the rear, kitchen/breakfast room with a range of integrated appliances, ground floor bedroom/home office, and a shower room. Upstairs, there are 3 good size bedrooms and a bathroom. Outside is a driveway providing parking for 2 cars and a lovely south facing garden with lawn and seating areas. The property also benefits from gas central heating and double glazing.

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 within a short walk of the village centre offering a doctors surgery and a wide range of shops and pubs. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

18 Parkwood Grove

Approximate Gross Internal Area
House : 1130 sq ft - 105 sq m

Shower Room
7'10 x 4'11
2.40 x 1.50m

Living/Dining Room
21'7 x 12'2
6.59 x 3.72m

Bedroom/
Home Office
12'0 x 7'10
3.65 x 2.40m

Kitchen/Breakfast Room
17'4 x 10'1
5.28 x 3.08m

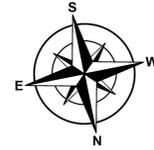
Bedroom
11'3 x 9'8
3.43 x 2.94m

Bedroom
14'4 x 11'3
4.36 x 3.42m

Eaves Storage

Bathroom

Bedroom
11'0 x 7'1
3.36 x 2.17m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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.

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