



Charlton Kings

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ESTATE AGENTS



# Charlton Kings

School Road, Charlton Kings, Cheltenham, GL53 8AU

Offers in Excess of £395,000 Freehold

A charming 3 bedroom, end of terrace, cottage with a lovely garden, situated in this highly sought after location.

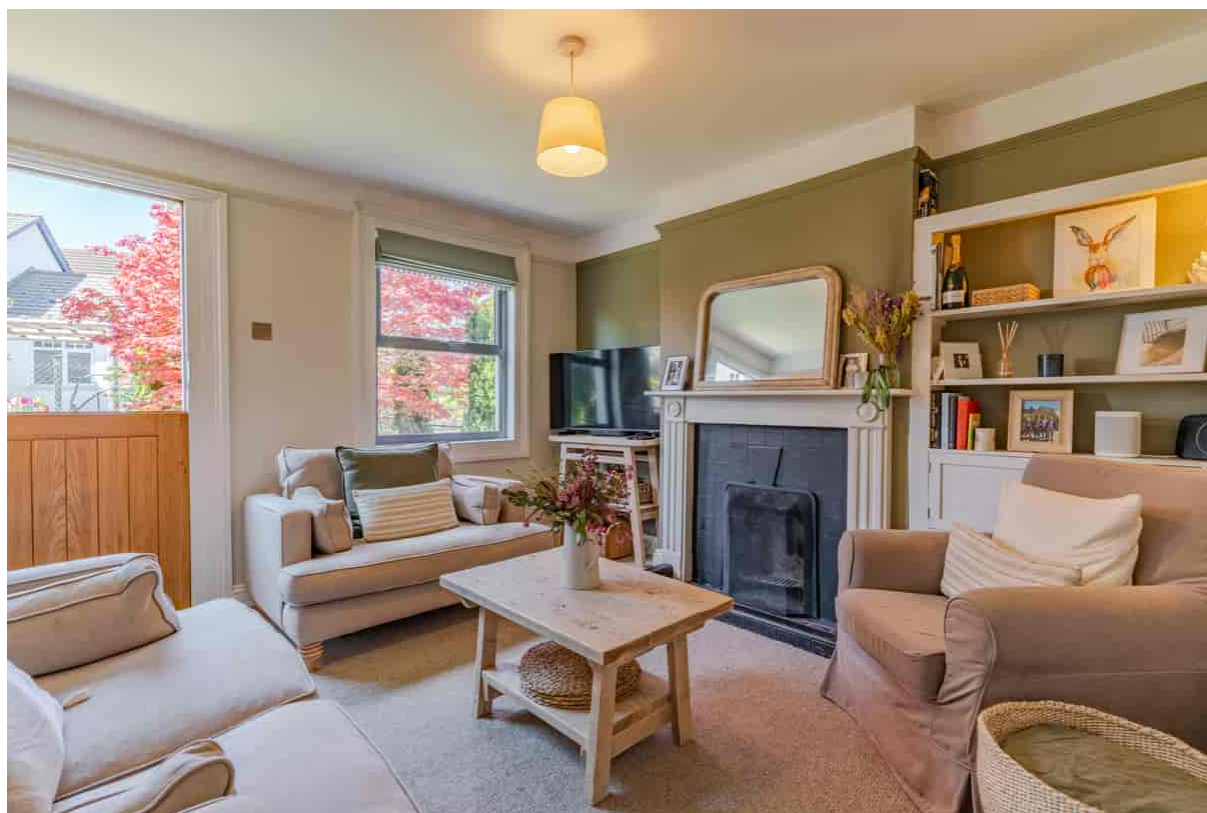
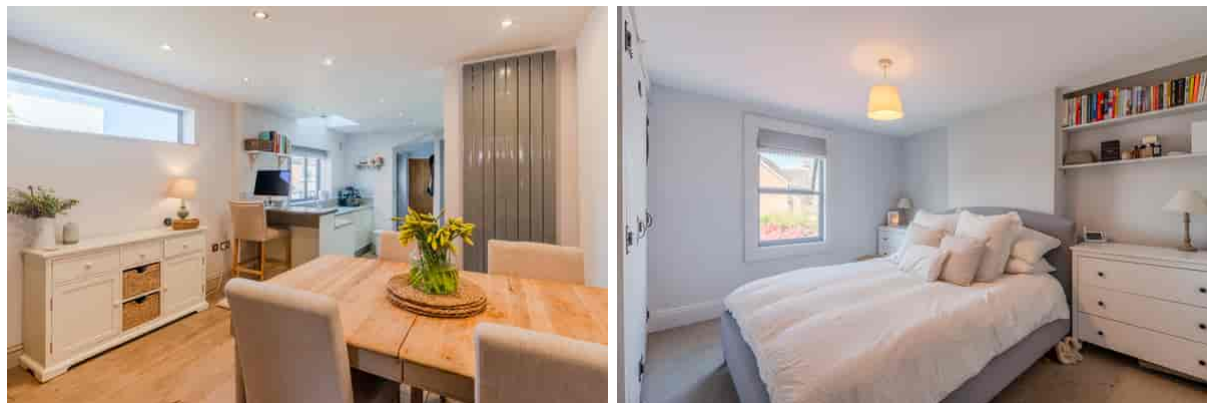
Living room • kitchen/dining room • 3 bedrooms • bathroom • gas central heating • double glazing • good size garden • garage • character features • sought after location

## Description

An attractive, beautifully presented, character filled cottage, situated just a few hundred yards from the centre of the village. The accommodation includes a living room with feature fireplace and stable door, an impressive kitchen/dining room with a range of appliances and a door to the side, and also on the ground floor is a bathroom and utility area. Upstairs, there are 3 good size bedrooms. Outside, there is a pretty garden to the front and an impressive circa. 80 ft rear garden with seating area and lawn. There is also a single detached garage and a gated driveway providing hardstanding for a small vehicle. The property further benefits from gas central heating and double glazing.

## Further Information:

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



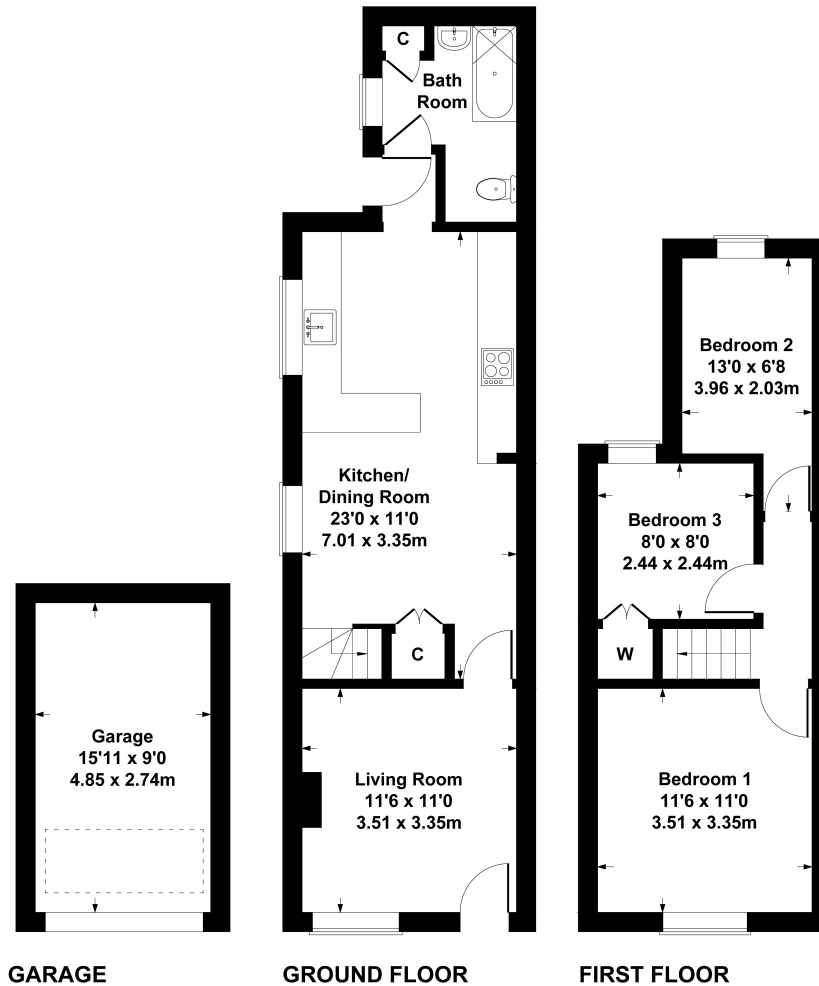


### **Situation**

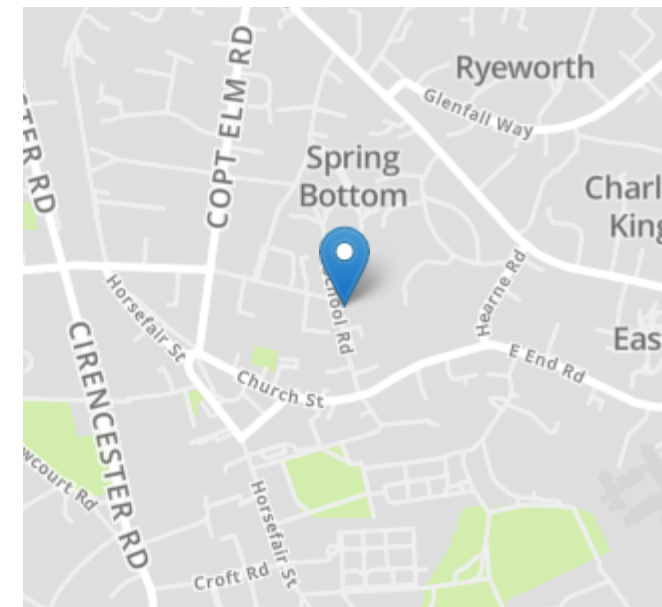
A sought after location, within a short walk of the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town best known for its beautiful architecture, 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.

# 38 School Road, Charlton Kings, Cheltenham, GL53

Approximate Gross Internal Area  
926 sq ft - 86 sq m



Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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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