



82 Haywards Road

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## Charlton Kings, Cheltenham, GL52 6RJ

### £425,000 Freehold

A brand new development of just 8, 3 bedroom, semi detached houses with gardens and off-road parking, close to excellent schools and amenities.

50% SOLD SUBJECT TO CONTRACT • entrance hall • living room • magnificent kitchen/dining room • utility room • cloakroom • 3 bedrooms • 2 bath/shower rooms • double glazing • landscaped garden • off road parking • air source heat pump • electric vehicle charging point • 10 year ABC New Build Warranty

#### Description

Built by multi award winning developer, Cape Homes, this small select development is situated close to sought after schools and amenities. The stylish accommodation includes an entrance hall, living room, a magnificent kitchen/dining room with fully retractable bi-folding doors opening out to the rear, separate utility room, and a downstairs cloakroom. Upstairs, there are 3 good size bedrooms and 2 luxury bath/shower rooms, the master bedroom with en suite. Outside, there are landscaped front and rear gardens, and off-road parking at the rear. The property further benefits from underfloor heating on the ground floor, double glazing, electric vehicle charging point, and a 10 year New Build Warranty.

#### Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Air Source Heat Pump. **Broadband** Fibre connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services. PLEASE NOTE: A RESERVATION FEE IS REQUIRED TO SECURE THE PROPERTY.

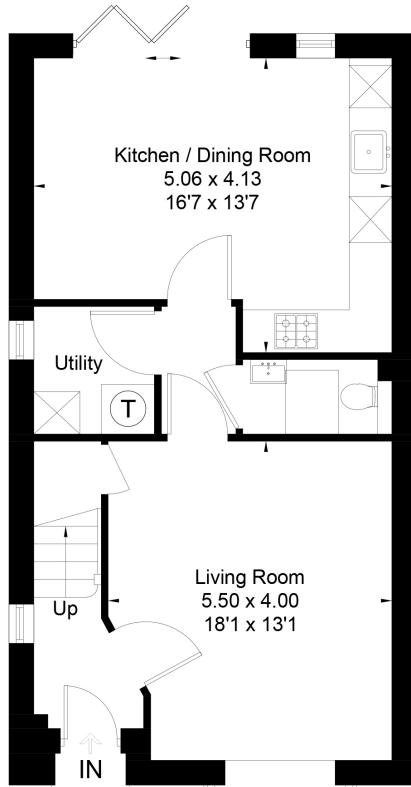




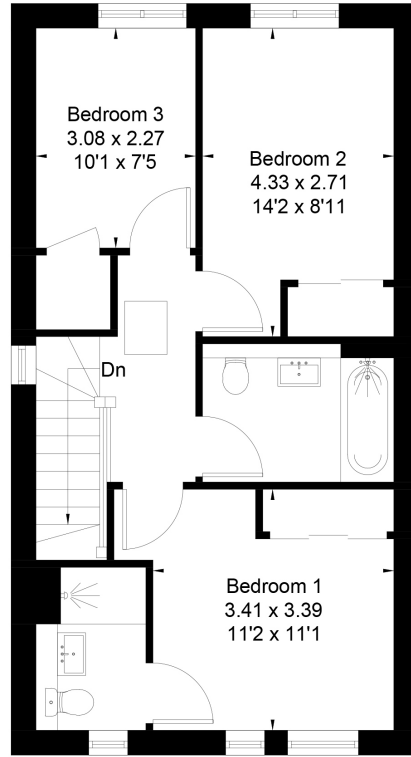
### Situation

A sought after location, within a short walk of Charlton Kings village and the town centre, offering a wide range of amenities. 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.

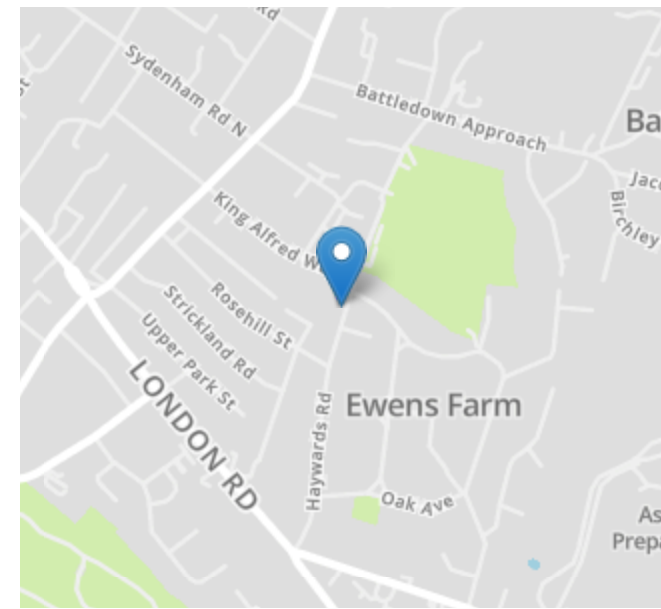
Approximate Floor Area = 99.7 sq m / 1073 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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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