



Charlton Kings

 Nick  
**GRIFFITH**  
ESTATE AGENTS

# Charlton Kings

Croft Parade, Charlton Kings, Cheltenham, GL53 8LE

£300,000 Freehold

A traditional red brick, 2 bedroom, terraced property with a good size garden in the popular area of Charlton Kings.

NO ONWARD CHAIN • entrance hall • living room • dining room • kitchen • bathroom • 2 double bedrooms • garden • gas central heating • double glazing • pedestrian rear access

## Description

A pretty 2 bedroom, red brick, period property, close to amenities and excellent schooling. The accommodation includes an entrance hall, living room with fireplace, a second reception room which could be used as a dining room or second living room, and a galley style kitchen with quarry tiling, fitted units and a door leading to the garden. There is also a bathroom on the ground floor with bath, shower over the top, w/c and sink. On the first floor, there are 2 good size double bedrooms. Externally, there is a patio area off the kitchen with gated pedestrian rear access and a large lawn with mature borders. The property benefits from gas central heating, double glazing, and is offered for sale with no onward chain. Cheltenham Borough Council - Tax Band C.

Please note - there is a residents' pathway between the patio and the rear garden.

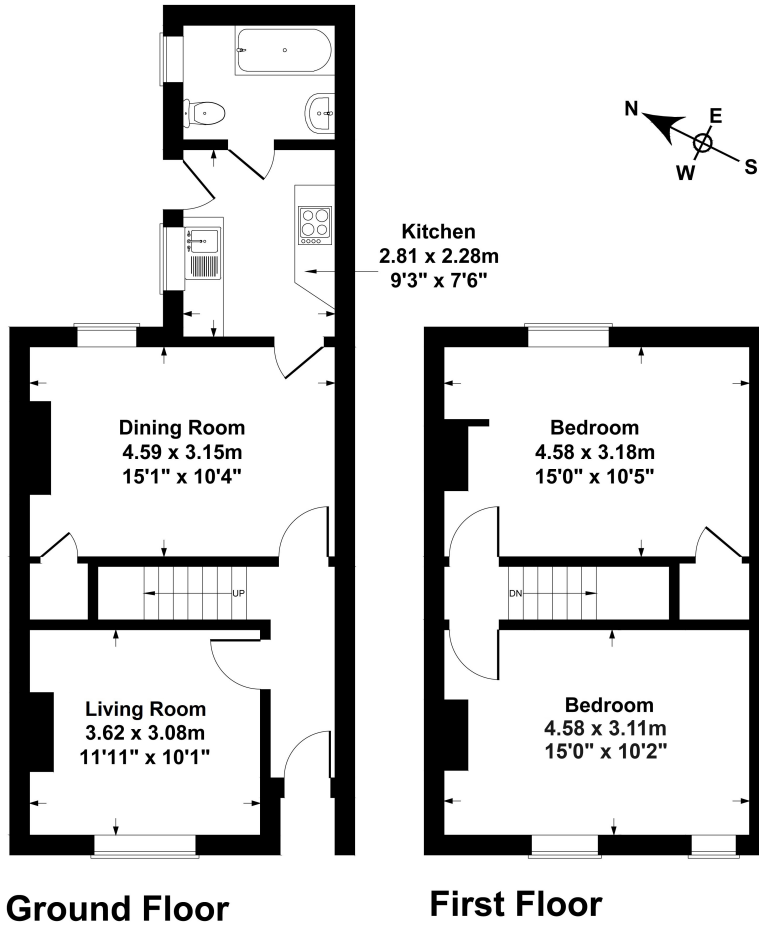




### **Situation**

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.

Approximate Gross Internal Area  
77 sq. metres (829 sq. feet)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are shown conventionally and are approximate only. They cannot be regarded as being a representation by the seller, his agent, the illustrator or Connor and Company



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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