



Charlton Kings

 Nick
GRIFFITH
ESTATE AGENTS

Charlton Kings

Bafford Approach, Charlton Kings, Cheltenham, GL53 9JG

£475,000 Freehold

A 4 bedroom semi detached house, situated in this highly sought after residential location with driveway and south facing enclosed rear garden, close to excellent schools.

NO ONWARD CHAIN • reception hall • living/dining room • sun room • kitchen/breakfast room • 4 bedrooms • 2 bath/shower rooms • gas central heating & double glazing • parking for several cars • EV charger point • south facing garden

Description

A 4 bedroom family house, ideally situated within the ever popular Bafford development, within walking distance of the 'Outstanding' Balcarras school and other excellent amenities. The very well presented accommodation includes a reception hall, living/dining room with feature wood burner, sun room, and a kitchen/breakfast room with a range of integrated appliances. Also on the ground floor is a bedroom with en suite shower room. Upstairs, there are a further 3 double bedrooms and a bathroom with independent shower enclosure. Outside, there is a driveway providing parking for several cars and an enclosed south facing garden with pedestrian gated side access. The property further benefits from gas central heating, double glazing, EV charger point, and is offered for sale with no onward chain.

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.



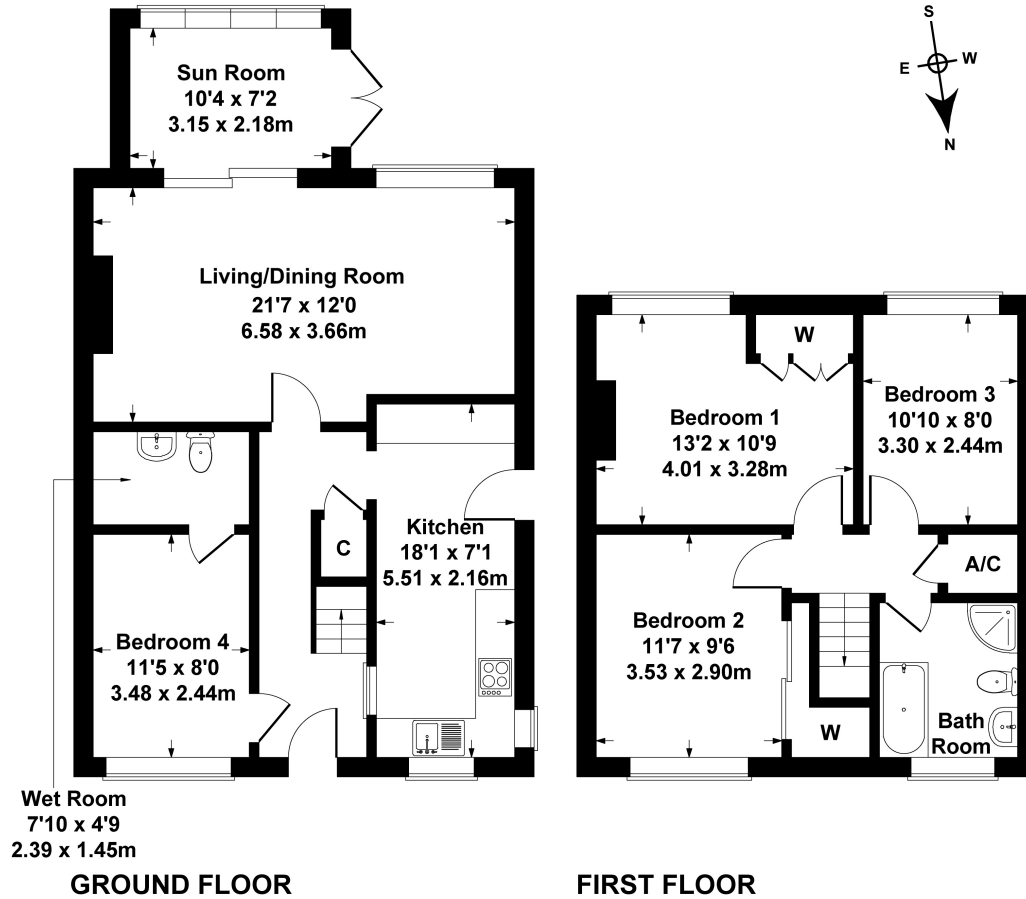


Situation

A sought after 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, 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.

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Approximate Gross Internal Area
1203 sq ft - 112 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+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)	59	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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