



Charlton Kings

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ESTATE AGENTS

Charlton Kings

Belland Drive, Charlton Kings, Cheltenham, GL53 9HU

£450,000 Freehold

A 3 bedroom semi-detached family house, situated within this highly sought after residential location with generous driveway and garage, close to excellent schools.

NO ONWARD CHAIN • entrance porch • entrance hall • c. 21ft living/dining room • family/dining room • kitchen/breakfast room • 3 bedrooms • family bathroom • separate w/c • enclosed rear garden • garage and good size driveway • requires updating • highly popular location

Description

A chalet style, 3 bedroom family house, ideally situated on this generous corner plot in the popular Bafford development, within walking distance to the 'Outstanding' Balcarras school and other excellent amenities. This much loved home offers scope/potential for further modernisation/improvements. On the ground floor, the accommodation includes an entrance porch, welcoming reception hallway, spacious c. 21' living/dining room with dual windows overlooking the rear garden, and a separate family/dining room (formerly the integral garage) providing a versatile room. The kitchen/breakfast room has a full range of storage units, built-in oven and gas hob, breakfast bar, and a side pedestrian door leading to the inner passageway with access to the 'gardeners toilet' (behind the garage). On the first floor, there are 3 good size bedrooms, a family bathroom, and a separate toilet. Outside, the attractive block paved driveway provides ample off-road parking for multiple vehicles and leads to the garage with an electronically operated door. The enclosed rear garden has a raised lawn edged by stone borders for planting and a feature wishing well, wooden garden shed, plus an additional hardstanding area. The property is warmed by gas central heating and is double glazed throughout. An internal viewing is highly recommended.

Further Information:

Local Authority Cheltenham Borough Council. **Tax Band** D. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.

Agents Note This property is currently going through probate.





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, 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.

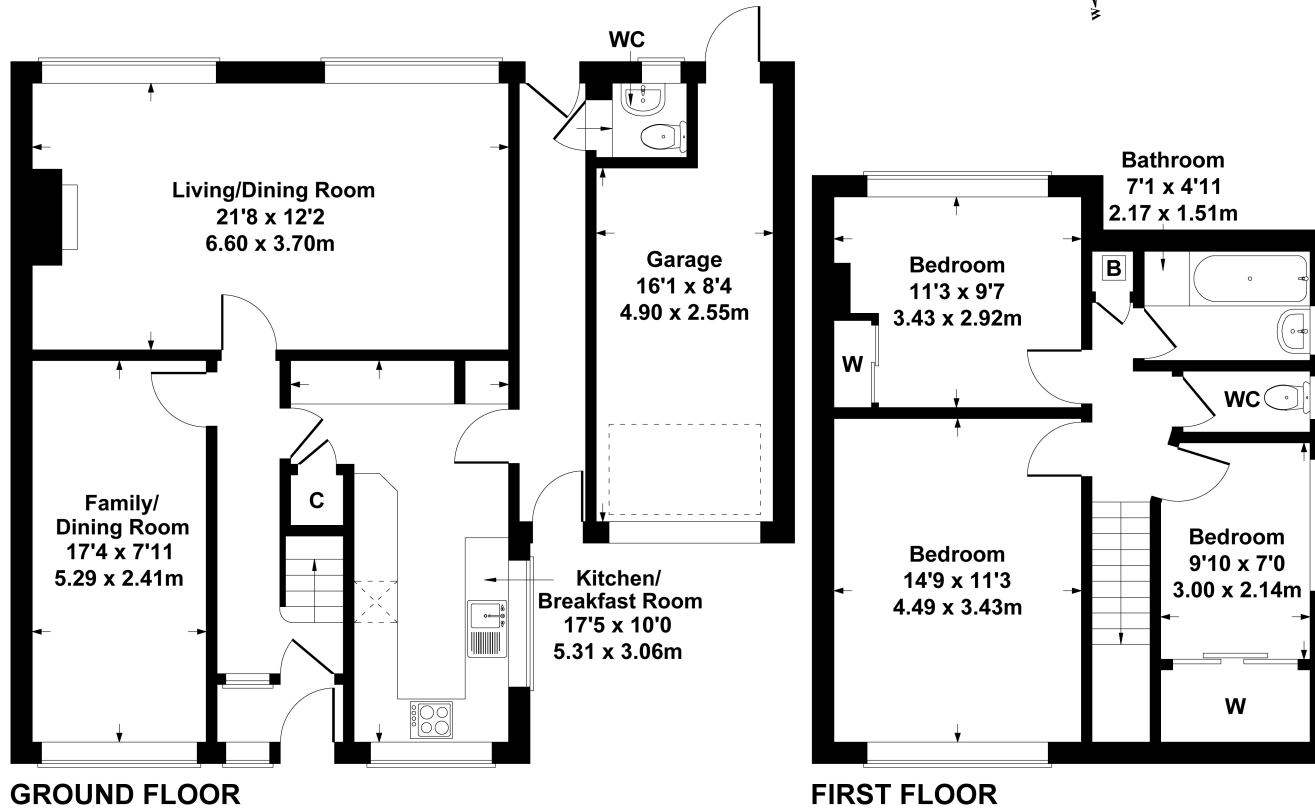
2 Belland Drive

Approximate Gross Internal Area

House : 1249 sq ft - 116 sq m

Garage : 140 sq ft - 13 sq m

Total : 1389 sq ft - 129 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) C	72	83
(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

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