



Charlton Kings

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ESTATE AGENTS

Charlton Kings

Cedar Close, Charlton Kings, Cheltenham, GL53 8PF

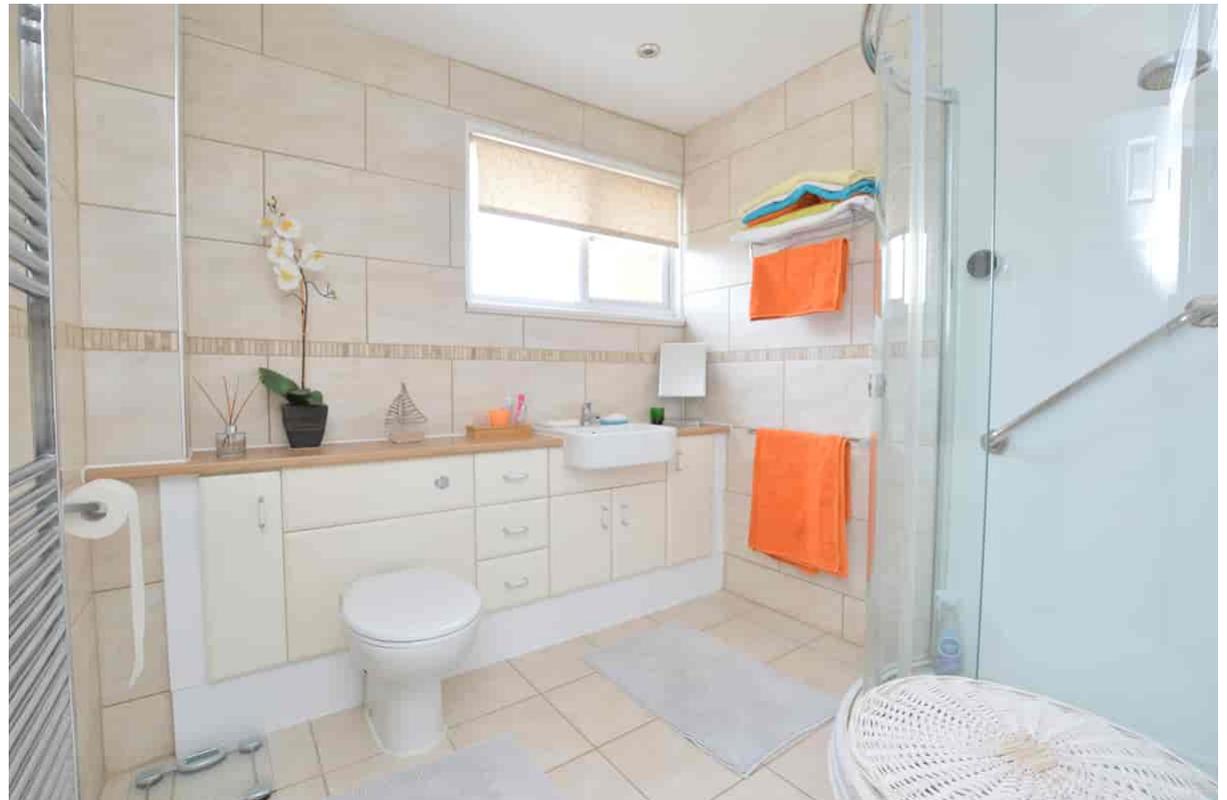
£355,000 Freehold

A much loved, 3 bedroom, family home with a southwesterly facing rear garden, backing onto open playing fields and with a garage en bloc.

DECEPTIVELY SPACIOUS • reception hall • living/dining room • kitchen • 3 bedrooms • family bathroom • inner lobby • en bloc garage • gas central heating & double glazing • sought after location

Description

This beautifully presented, extended, family home is ideally positioned overlooking a green to the front and with access to the playing fields at the rear. The spacious accommodation includes a welcoming entrance hall; useful inner lobby ideal for storage/additional white goods; attractive kitchen with a modern range of units, built-in oven, hob and filter hood over; and a c.26ft living/dining room with a wall mounted feature fire and patio doors to the rear garden. Upstairs, there are 3 generous bedrooms and a refitted shower room. The enclosed, southwest facing garden is well stocked, mainly laid to lawn with a paved patio and gated rear access to Beeches playing fields. There is also the additional benefit of a garage en bloc. Cheltenham Borough Council Tax Band C.



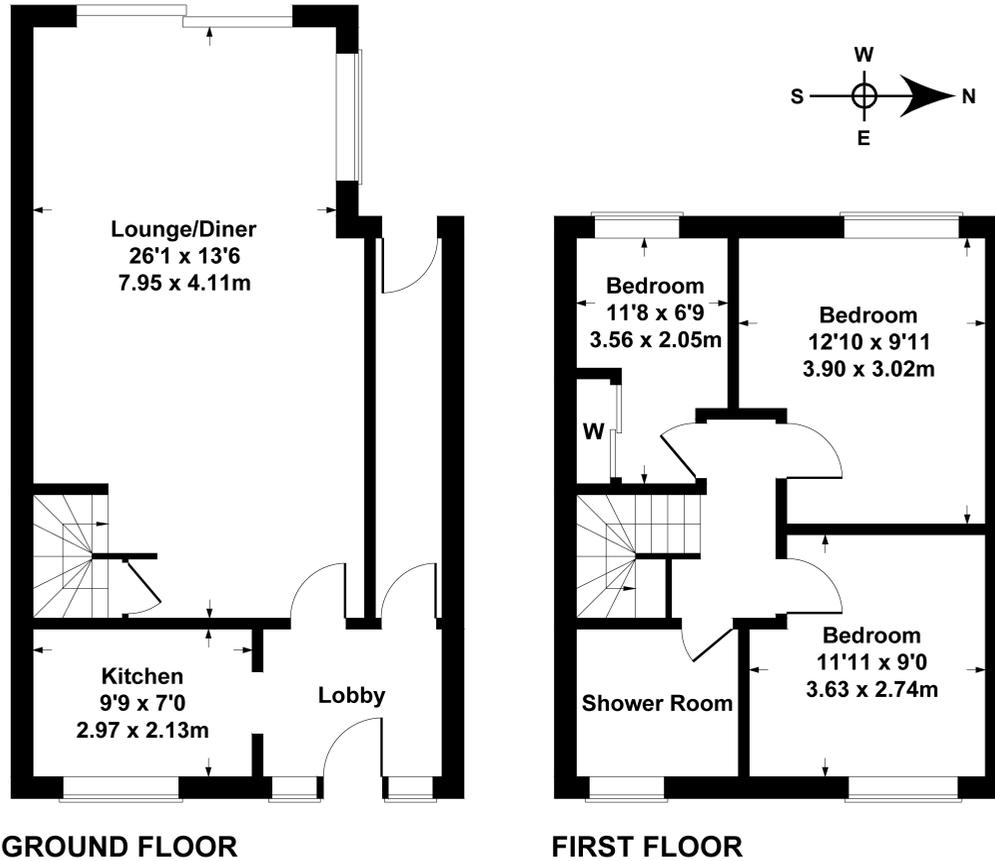


Situation

A sought after location, just a short walk to the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also close to excellent schools including 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.

12 Cedar Close

Approximate Gross Internal Area
1001 sq ft - 93 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. 2023



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	70	
(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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