



Charlton Kings



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Croft Court, Cirencester Road, Cheltenham, GL53 8DG

£499,950 Freehold

A 3 bedroom town house with garage and garden, situated in this highly sought after location, close to excellent schools.

Open plan living/dining/kitchen • cloakroom • 3 bedrooms • 2 bath/shower rooms • side & rear gardens • single garage • off road parking space • gas central heating • double glazing • close to good schools & amenities

Description

A modern 3 bedroom property, situated at the end of a small private road, close to the centre of the village. The very well presented accommodation includes an entrance porch, and a large stylish open plan living/dining/kitchen area, the living and dining areas both with doors opening out to the rear garden and the kitchen with a range of integrated appliances. Upstairs, there are 3 good size bedrooms, and 2 bath/shower rooms (the master with en suite). Outside, there is a driveway, garage, and gated pedestrian access leading to the side and rear gardens with lawns and seating area. The property further benefits from gas central heating, double glazing, and is within walking distance of the much sought after Balcarras School. Cheltenham Borough Council Tax Band D.

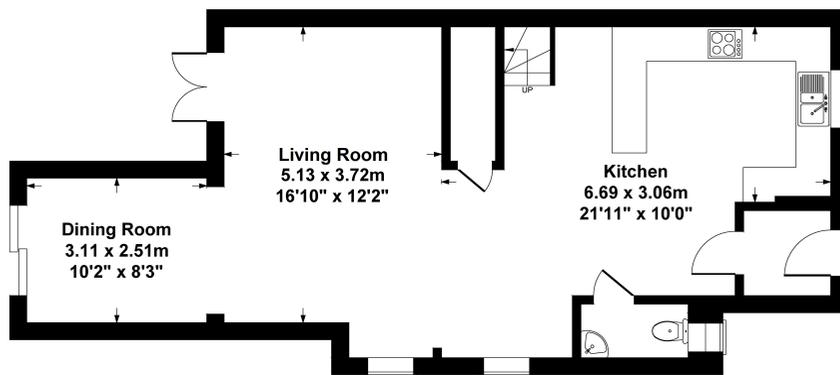
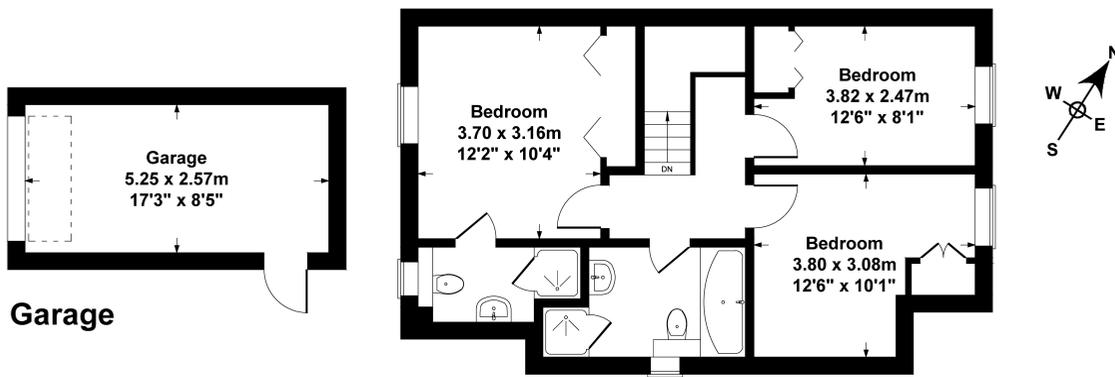




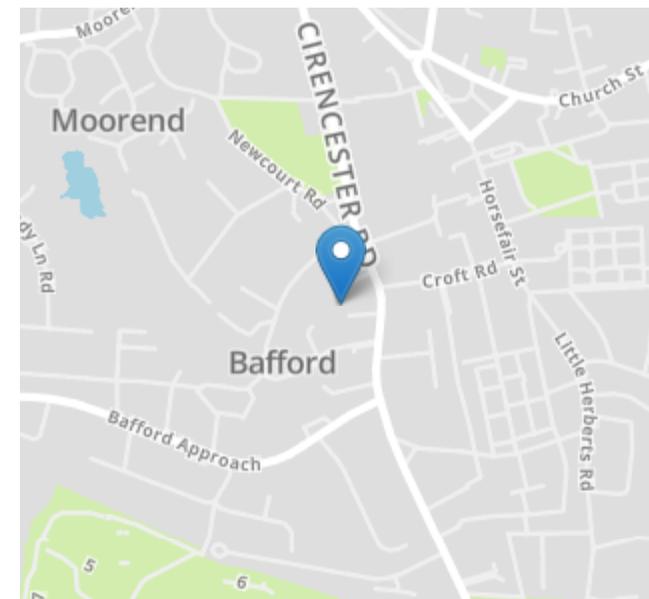
Situation

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.

Approximate Gross Internal Area
 Main House - 118 sq. metres (1266 sq. feet)
 Garage - 13 sq. metres (144 sq. feet)
 Total - 131 sq. metres (1410 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		
(92-100) A		
(81-91) B		87
(69-80) C	77	
(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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