



Charlton Kings

 Nick
GRIFFITH
ESTATE AGENTS

Charlton Kings

Parkwood Grove, Charlton Kings, Cheltenham, GL53 9JP

£515,000 Freehold

A 4 bedroom semi-detached house with a lovely south facing garden, situated in this quiet no-through road.

CLOSE TO EXCELLENT SCHOOLS • reception hall • living/dining room • kitchen/breakfast room • 4 bedrooms • 2 bath/shower rooms • gas central heating • double glazing • south facing garden • driveway

Description

A beautifully presented 4 bedroom semi-detached house, situated in this highly sought after location close to excellent schools and glorious countryside. The accommodation includes a reception hall, living/dining room with feature fireplace and patio doors to the rear, kitchen/breakfast room with a range of integrated appliances, ground floor bedroom/home office, and a shower room. Upstairs, there are 3 good size bedrooms and a bathroom. Outside is a driveway providing parking for 2 cars and a lovely south facing garden with lawn and seating areas. The property also benefits from gas central heating and double glazing.

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.



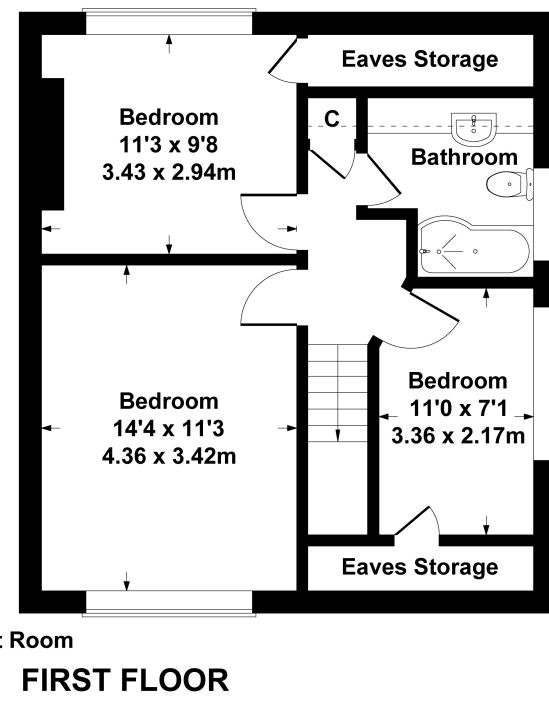
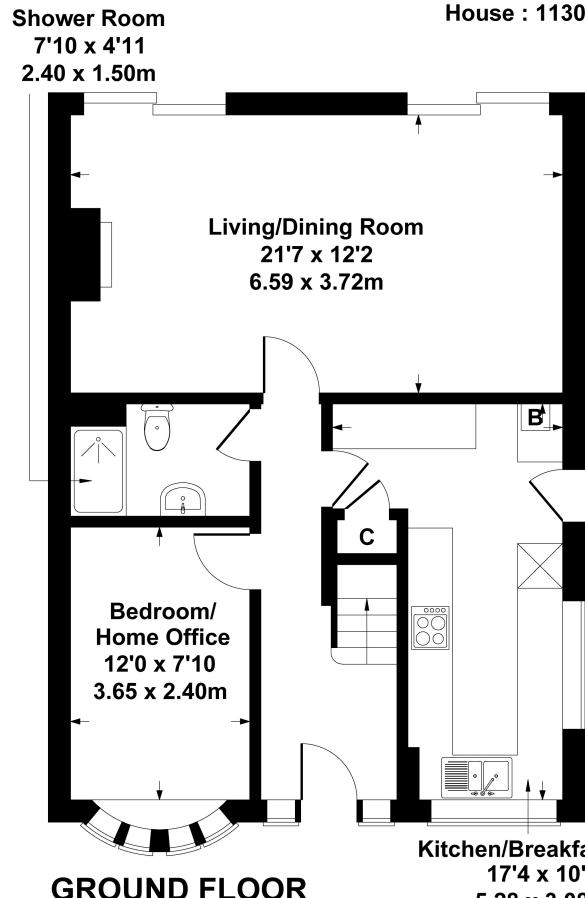


Situation

A 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, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

18 Parkwood Grove

Approximate Gross Internal Area
House : 1130 sq ft - 105 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. 2026

Nick Griffith Estate Agents for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of any contract. (ii) No person in the employment of Nick Griffith Estate Agents has any authority to make any representation or warranty whatever in relation to this property.



Energy Efficiency Rating

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