



Charlton Kings

 Nick  
**GRIFFITHS**  
ESTATE AGENTS

# Charlton Kings

Cudnall Street, Charlton Kings, Cheltenham, GL53 8HS

£450,000 Freehold

A 3 bedroom period house with a lovely garden, situated close to much sought after schools and amenities.

GOOD SIZE MATURE REAR GARDEN • living room • kitchen/dining room • conservatory • 3 bedrooms • family bathroom • walking distance of 'Outstanding' school

## Description

Conveniently positioned just off the popular Sixways with all its excellent amenities is this period, 3 bedroom, terraced house. The characterful accommodation includes entrance hall with limestone tiles which run throughout the ground floor, living room with feature fireplace, and an open plan kitchen/dining room which was newly installed in 2021 with a matching range of units, space for range cooker, table space, and French doors leading to the versatile sun room. Upstairs, there are 3 bedrooms, the principal bedroom having built-in wardrobes and cabinet, and a family bathroom. Outside, to the rear, is an established, good size, tiered mature garden which is laid mainly to lawn. The property also benefits from gas central heating, and bespoke shutters.

## Further Information:

**Local Authority** Cheltenham Borough Council. **Tax Band C.** **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.



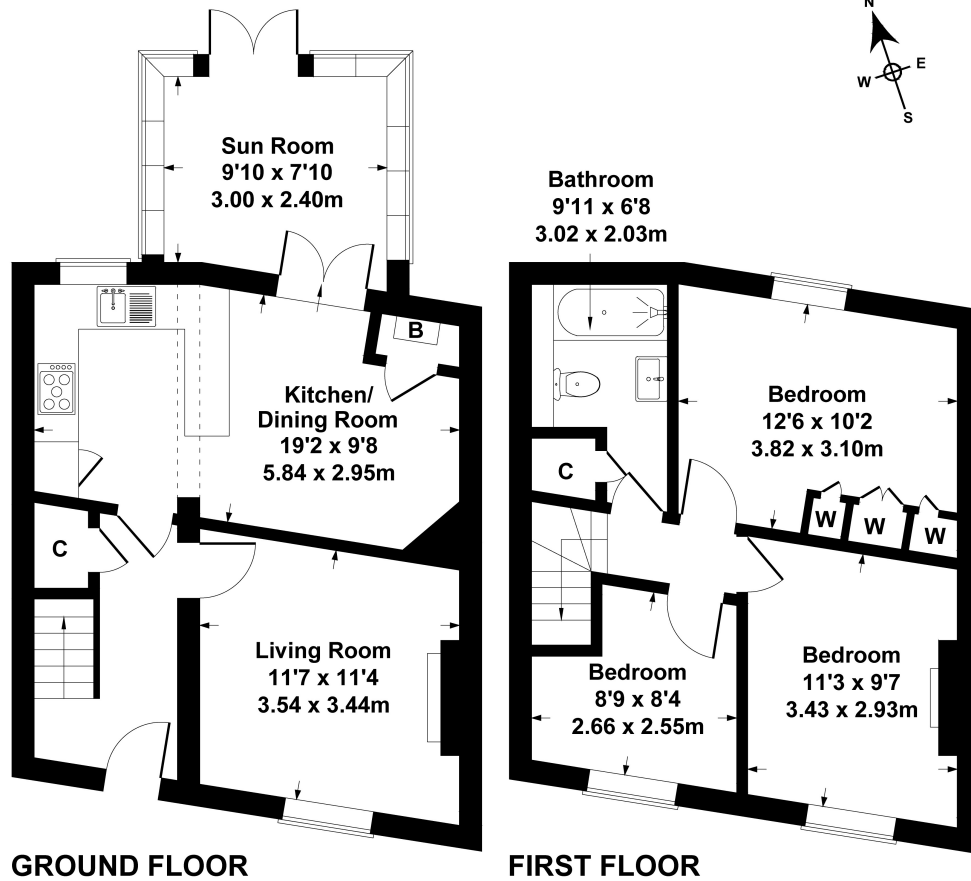


### **Situation**

A popular location within a short walk of the village centre, offering a wide range of shops, pubs, and a doctors surgery. Also nearby are excellent schools including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town known for its beautiful architecture, excellent shops, and horse racing at the world famous Prestbury Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

# 27 Cudnall St

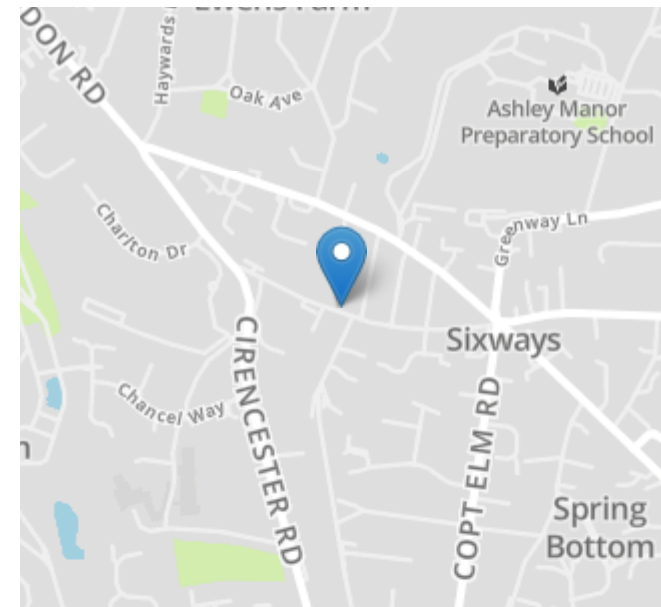
Approximate Gross Internal Area  
915 sq ft - 85 sq m



**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. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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