



Charlton Kings

FOURTEEN



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ESTATE AGENTS

Charlton Kings

Cudnall Street, Charlton Kings, Cheltenham, GL53 8HT

Guide Price £385,000 Freehold

A 3 bedroom, semi detached, house with garage, parking and a lovely garden, situated close to excellent schools and amenities.

NO ONWARD CHAIN • entrance hall • living room • kitchen • sun room • 3 bedrooms • bathroom • garage & parking • lovely garden • close to excellent schools & amenities • double glazing • electric storage heaters

Description

A good size semi detached house which has been well cared for over the years but is now in need of some upgrading. The accommodation includes entrance hall, living room with feature fireplace, sun room overlooking the rear garden, and a kitchen. Upstairs, there are 3 bedrooms (2 doubles & 1 single), and a bathroom. Outside, there is a driveway providing parking for 2 cars, and a single integral garage. At the rear is a mature garden with lawn and seating areas. The property further benefits from electric storage heaters, double glazing, and is offered for sale with no onward chain.

Further Information:

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



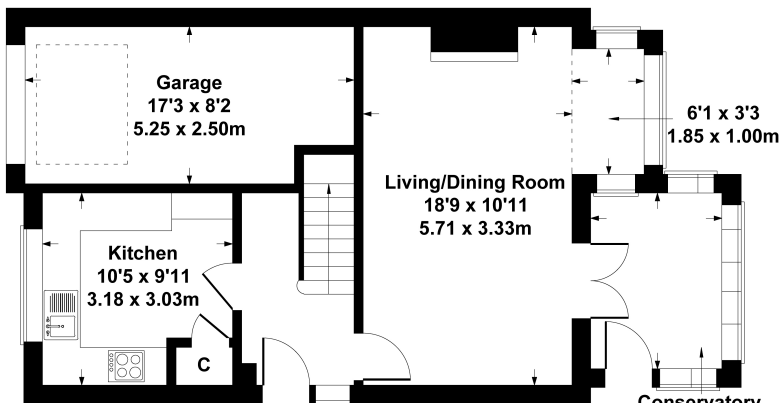
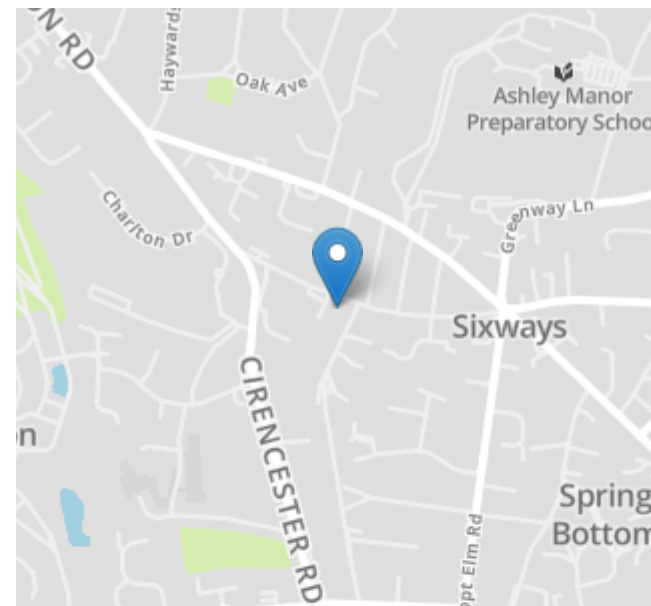
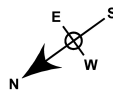


Situation

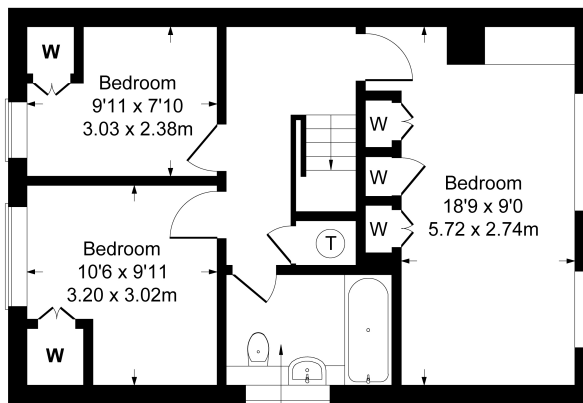
A popular location, within a short walk of the village centre, offering a wide range of shops, pubs, and doctors surgery. Also nearby are excellent schools, including the much sought after Balcarras and St Edwards. Cheltenham is a vibrant Regency town known for its beautiful architecture, excellent shops, 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.

14 Cudnall Street

Approximate Gross Internal Area
1162 sq ft - 108 sq m



GROUND FLOOR



FIRST FLOOR

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+)		
A		
(81-91)		
B		
(69-80)		79
C		
(55-68)		
D		
(39-54)		
E		
(21-38)	39	
F		
(1-20)		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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