



 Nick GRIFFITH  
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w | ngsa.co.uk | 01242 261231

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Charlton Kings

 Nick GRIFFITH  
ESTATE AGENTS

# Charlton Kings

Croft Road, Charlton Kings, Cheltenham, GL53 8LD

£399,950 Freehold

A beautifully presented 2 bedroom, semi detached, cottage with a lovely garden, situated in this sought after location close to the centre of Charlton Kings village offered for sale with no onward chain.

NO ONWARD CHAIN • stunning kitchen/dining room • living room • 2 bedrooms • refitted bathroom • lovely garden • gas central heating • double glazing • close to excellent schools & amenities • security alarm system

## Description

An exceptional semi detached house which has been significantly upgraded creating a stylish living space in this sought after location. The beautifully presented accommodation includes a living room, and an impressive kitchen/dining room with a range of integrated appliances and an outlook over the rear garden. Upstairs, there are 2 bedrooms, and a refitted bathroom with independent shower enclosure and freestanding bath. Outside, there is a walled front garden and gated side access leading to a circa 100ft rear garden which is mainly laid to lawn. The property further benefits from character features, gas central heating, double glazing, and is close to excellent schools, pubs and shops.

## 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.



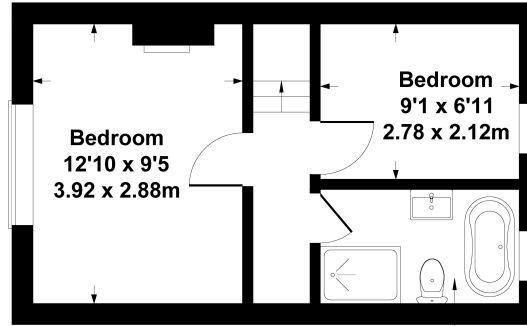
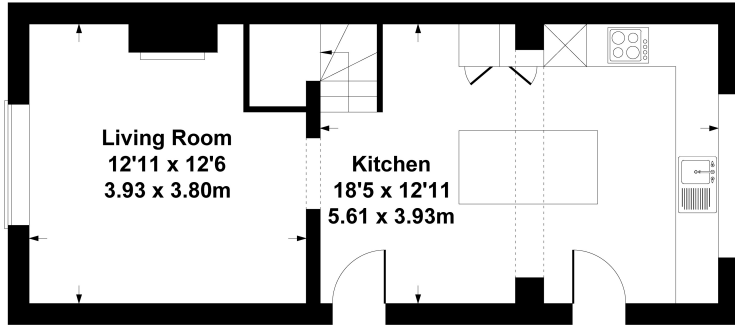
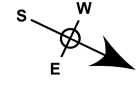


### **Situation**

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 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.

# 19 Croft Rd

Approximate Gross Internal Area  
700 sq ft - 65 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
<b>A</b>		
(81-91)		
<b>B</b>		<b>83</b>
(69-80)		
<b>C</b>		
(55-68)		
<b>D</b>	<b>62</b>	
(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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