



Charlton Kings

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ESTATE AGENTS

Charlton Kings

Brookway Road, Cheltenham, GL53 8HB

£520,000 Freehold

A beautifully presented, 3 bedroom, period, terraced property with a super garden and off-road parking, situated within this sought after location.

CLOSE TO OUTSTANDING SCHOOL • reception hall • living room • dining room • kitchen/breakfast area • utility/cloakroom • home office • 3 bedrooms • family bathroom & en suite shower room • west facing garden • off road parking

Description

A handsome, beautifully presented, period terraced property, ideally situated within this no-through road just a stroll from Sixways with excellent amenities, and with the added benefit of a driveway providing off-road parking. This elegant house is set over four floors which include a welcoming reception hall, characterful living room with feature fireplace, and a versatile dining room opening to the impressive kitchen/breakfast room. The kitchen has an attractive range of units, stone worktops, a central island, quality built-in appliances, a partially glazed roof allowing plenty of light, and French doors leading to the much loved rear garden. There is also a cloakroom/utility room with matching butler sink and stone worktops, and a home office in the tanked basement. On the first floor, there are 2 double bedrooms and a family bathroom with a claw footed roll top bath and separate shower cubicle. Further stairs lead to the loft bedroom with en suite wet room (restricted head height). The fully stocked, west facing, rear garden enjoys super views towards Leckhampton Hill, with rear pedestrian access, and a secure storage shed.





Situation

A sought after 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.

Further Information:

Local Authority Cheltenham Borough Council.

Tax Band D.

Electricity Mains. **Water** Mains. **Sewerage** Mains.

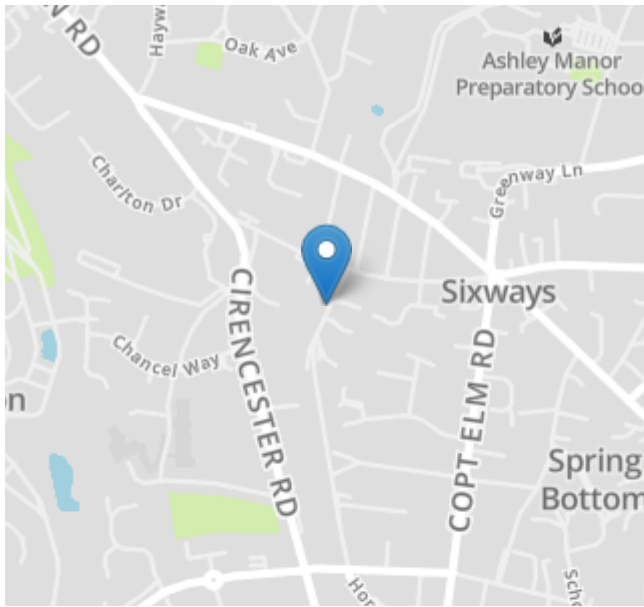
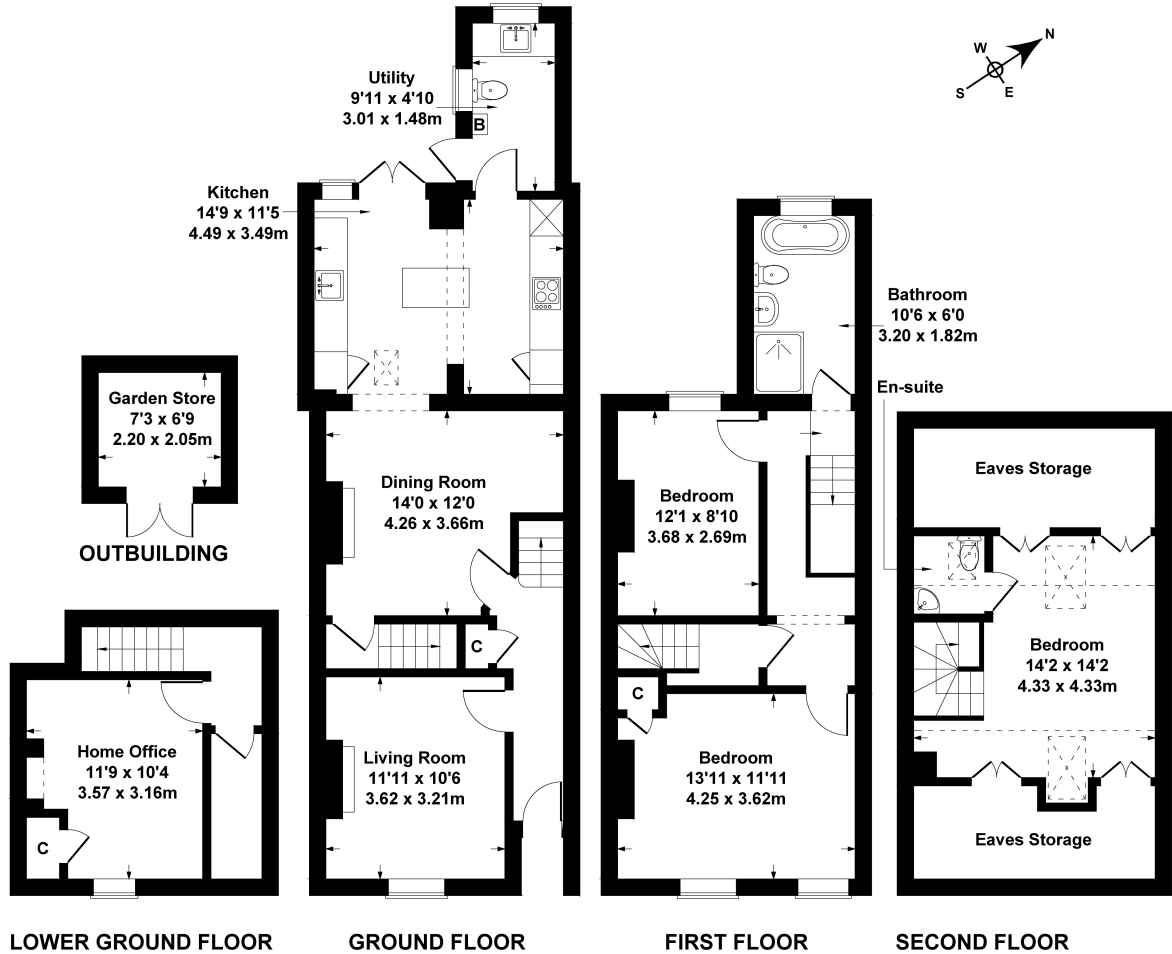
Heating Gas Central Heating.

Broadband Connected to the property.

Purchasers should carry out their own investigations regarding the suitability of these services.

18 Brookway Road

Approximate Gross Internal Area
1507 sq ft - 140 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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. 2023

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