

Copt Elm Road

Cheltenham GL53 8AL





Copt Elm Road, Charlton Kings, Cheltenham GL53 8AL

This well presented, three / four bedroom Victorian home can be found in the sought after location of Charlton Kings. The accommodation comprises of:- porch and entrance hallway, living-room with a log burner and bay window, dining room with feature fireplace, downstairs WC and an open plan kitchen / diner with patio doors leading to a private rear garden and modern utility room.

The first floor includes two double bedrooms and four-piece family bathroom. The loft has been converted and extended to create a good sized bedroom with it's own bathroom and WC. Furthermore, the basement has been recently renovated to a high standard which would make an ideal guest bedroom or home office. The property further benefits from off road parking, gas-fired central heating, double glazing and is also close by to schools and amenities.





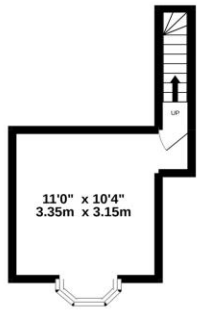








LOWER GROUND FLOOR



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements