



PETER BALL & CO.  
ESTATE AGENTS

# PARKLAND ROAD, CHARLTON KINGS, CHELTENHAM GL53 9LS

**£1,495 PCM**

- Detached Family House
- Four Double Bedrooms
- Three Reception Rooms
- Kitchen/Breakfast Room
- Garage & Driveway Parking
- Unfurnished
- Two Shower Rooms
- Guest Cloakroom

## PROPERTY DESCRIPTION

An immaculate and spacious four double bedroom detached family home offered to the market either on an unfurnished basis and conveniently located on the borders of sought after Charlton Kings and popular Leckhampton. One pet cat considered.

Parkland Road is enviably situated within a short walk of open countryside, local amenities and highly regarded schools with Cheltenham Spa town centre nearby striking the perfect balance between town and country living. The light and spacious living accommodation briefly comprises; entrance porch, hallway, 20' living room with feature fireplace and large picture window to the front, kitchen/breakfast room overlooking the garden, dining room with sliding doors to the conservatory and a separate utility room and cloakroom. Upstairs are four double bedrooms and two shower rooms. To

the rear is a well maintained and mature family garden both laid to lawn and patio. The property benefits from driveway parking and good sized garage. There is double glazing and gas central heating throughout viewing of this light and spacious detached family home comes highly recommended. N.B. An initial fee of £240.00 for the first applicant is payable to cover administration and referencing costs. An additional £120.00 is payable for each additional applicant or guarantor if required.

## SITUATION

Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area providing good connections. The property is situated within walking distance of local shops, supermarkets, library and pubs.

## DIRECTIONS

Leave our Charlton Kings office heading towards Oxford on the A40. Turn right at the lights into Copt Elm Road. Turn right at the roundabout into Lyefield Road West. Go through the lights over the Cirencester Road into Moored Road. At the second roundabout, go straight over into Sandy Lane, right onto Highland Road and Parkland Road is first right.

## ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band E

Energy Efficiency Rating		Current	Potential
This energy efficient - lower running costs			
95-100	A		
81-94	B		
69-80	C		
55-68	D		
45-54	E		
35-44	F		
25-34	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	79

Viewing by appointment with your local office of

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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## Ground Floor

Approx. 108.0 sq. metres (1162.4 sq. feet)



## First Floor

Approx. 86.5 sq. metres (928.4 sq. feet)



Total area: approx. 164.5 sq. metres (1770.8 sq. feet)

This plan is not to scale. For guidance purposes only.  
Plan produced using PlanUp.