



PETER BALL & CO.
ESTATE AGENTS

HAMILTON STREET, CHARLTON KINGS, CHELTENHAM GL53 8HN

£1,395 PCM

- Balcarras Catchment
- Three Double Bedrooms
- Modern Family Bathroom
- Two Reception Rooms
- Sun Room
- South Westerly Facing Garden
- Carport & Driveway Parking
- Close To Amenities

PROPERTY DESCRIPTION

On a corner plot within a short walk to the Sixways area of sought after Charlton Kings this light and spacious three double bedroom family home boasts driveway parking and sunny garden. Sorry no pets.

Perfectly positioned for transport links, boutique shopping, pubs and cafés, pharmacy and surgery the property is conveniently located with great access onto the A40 for Oxford/London and perfectly placed for Balcarras, St. Edwards and Charlton Kings primary schools. With hills, open countryside, local shops and amenities just a walk away yet less than two miles from Cheltenham Spa town centre it strikes the perfect balance between town and country living.

Lovingly maintained and immaculately presented throughout the versatile family accommodation on offer in brief comprises; entrance hallway, galley style kitchen with integrated appliances , full width living room with feature fireplace, sun room and



dining room. Upstairs are three double bedrooms a refitted family bathroom with walk-in shower cubicle.

On a corner plot the property boasts a private wrap around family garden that enjoys a south westerly orientation. There is a securely gated carport and parking for multiple vehicles. Further benefits include double glazing and gas central heating throughout.

Within catchment for the highly regarded Balcarras Secondary School, viewing of this semi detached family home comes highly recommended.

SITUATION

Situated on Ryeworth Road within close proximity of the local countryside whilst being accessible to amenities at 'Sixways'. Charlton Kings village is located towards the east of Cheltenham, the Centre for the Cotswolds, and is noted for its excellent variety of accommodation and amenities. There are superb recreational activities in and around Charlton Kings including the Lilley Brook Golf Club and country walks. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through Cheltenham providing good connections.

DIRECTIONS

Leave our Peter Ball & Co office and head towards Cheltenham town centre along the A40. After a short distance take the second turning on the left into Hamilton Street where the property can be found at the end on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council Tax Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(92-100)	A		
Energy efficient	B		
(81-91)	B		
Decent	C		
(69-80)	C		
Below average	D		
(55-68)	D		
Less than average	E		
(39-54)	E		
Energy inefficient	F		
(21-38)	F		
Very energy inefficient - higher running costs	G		
(1-20)	G		
England, Scotland & Wales		85 Decent	85 Decent

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. 61.6 sq. metres (663.3 sq. feet)



First Floor

Approx. 44.7 sq. metres (481.3 sq. feet)



Total area: approx. 106.3 sq. metres (1144.6 sq. feet)

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