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## Cedar Close

Charlton Kings, GL53 8PF



Modern terraced house | Close to Balcarras school

17ft sitting/dining room | Enclosed southerly facing private garden

Within easy access of good local amenities | EPC D

**£290,000**

Berkeley Chippenham Cirencester Cheltenham Fairford Faringdon  
Leckhampton London Nailsworth Stroud Swindon Tetbury



# Cedar Close

## Charlton Kings, GL53 8PF



3 Bedrooms



1 Bathroom



1 Reception

A modern three bedroom terraced house with a southerly facing rear garden within easy access of Balcarras school and good local amenities.

The well presented and well proportioned accommodation is arranged over two floors and in brief comprises; an entrance hall, a fitted kitchen with built in electric oven and hob, a spacious 17ft sitting/dining room with French doors giving access into the garden.

On the first floor there are three bedrooms and a family bathroom.

Additional benefits of this modern home include gas fired central heating, double glazing and there is no onward chain.

### Amenities

Charlton Kings is a well established Village where much of its ancient beauty has been retained with Charlton common and the surrounding Leckhampton Hill with its Cotswold trails.

Modernity has developed sought after junior and secondary schools, both state and independent. With a population of around 10,000 there are several well established shopping areas, pubs and four churches. There are community activities, local football teams and a golf club.

An ideal location just a few miles from Cheltenham town centre, but on the fringes before rural areas and good access for Oxford, Cirencester and London.







### Directions

From Cheltenham town centre move along London Road and bear right at the fork with Cirencester Road and at the next traffic lights turn left and then immediate right to cross through the village square with the church at its heart. Continue until a final left turn into Beeches Road and the property will be found towards the far end on the right hand side

### Services & Tenure

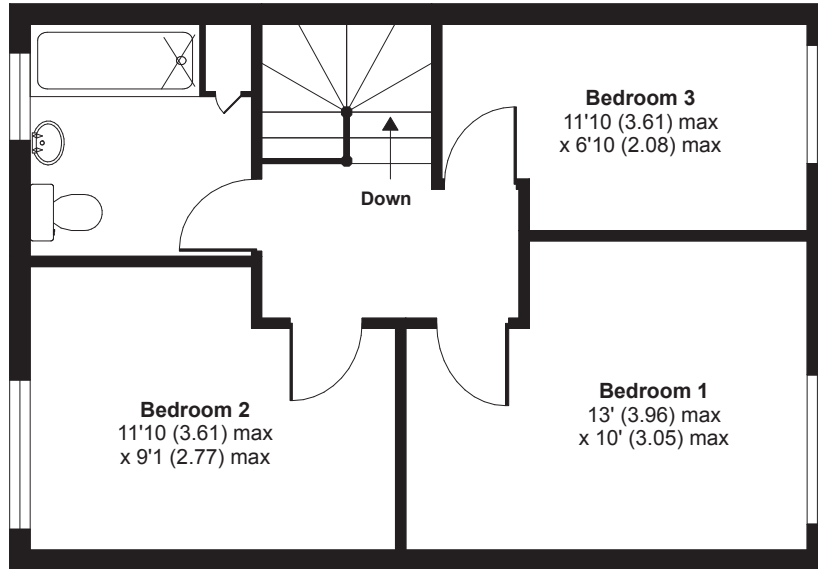
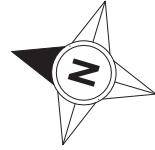
We believe the property is served by mains electricity, gas, water and drainage. The vendor informs us that the Tenure is Freehold. Confirmation has been requested – please contact us for further details. The above should be verified by your Solicitor or Surveyor.

### Local Authority

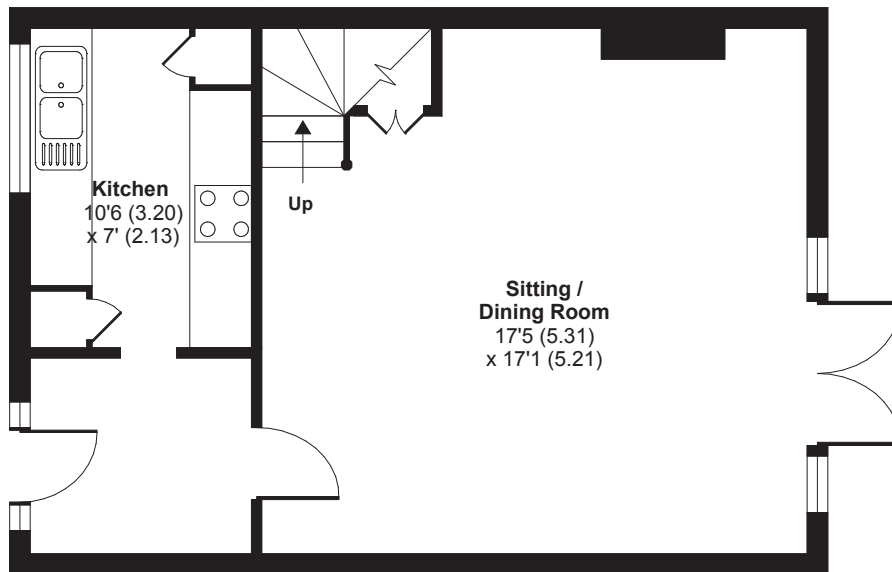
Cheltenham Borough Council

Ref: 91020152/28163/RM





**FIRST FLOOR**



**GROUND FLOOR**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.