



PETER BALL & CO.
ESTATE AGENTS

LITTLE HERBERTS ROAD, CHARLTON KINGS, CHELTENHAM GL53 8LX

£375,000

- VIRTUAL VIEW ONLINE
- Balcarras School Catchment
- Close To Amenities
- Three Double Bedrooms
- Kitchen/Diner & Cloakroom
- SW Facing Garden
- Edge Of Countryside
- No Onward Chain

PROPERTY DESCRIPTION

**** VIRTUAL VIEWING AVAILABLE ****

A three bedroom family home with potential to extend and a large south westerly facing garden in the heart of Charlton Kings. Conveniently located in the centre of this affluent suburb, local amenities, highly regarded schools, playing fields and open countryside are all within easy reach. Recently redecorated throughout the accommodation comprises in brief; entrance lobby, sitting room to the front with feature fireplace, full width dual aspect open plan kitchen/dining room, cloakroom with large built-in storage cupboard and a versatile conservatory to the rear. Upstairs are three bedrooms and family bathroom with traditional white suite and shower over bath. Set back from the road the property occupies a generous and slightly elevated plot. The large rear



garden enjoys a south westerly orientation, a large lawn and patio seating area. There is gated access to the side and a gravel driveway area and vehicular access to the rear. Further benefits include double glazing and gas central heating throughout. Within guaranteed catchment for the highly regarded Balcarras Secondary School and offered to the market with no onward chain, viewing of this 1930's family home comes highly recommended.

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) and Cirencester (A435) all run through the area providing good connections. On the edge of open countryside, with local shops, café's, pubs and playing fields all just a short walk away.

DIRECTIONS

Leave our Charlton Kings office on the A40 towards Oxford. Turn right at the Sixways traffic lights into Copt Elm Road, straight over the mini roundabout. Proceed to the end of Copt Elm Road and follow the road round the church. Turn left into Horsefair Street where Little Herberts Road is the continuation and the property can be found on the right hand side just after the allotments.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band D.



| Energy Efficiency Rating | | Current | Potential |
|---|----------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | |
| | | 85 | 92 |

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.





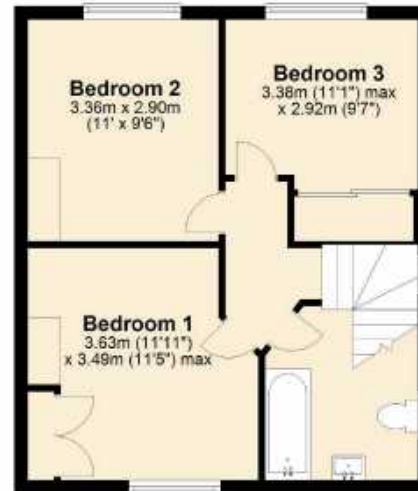
Ground Floor

Approx. 50.6 sq. metres (546.4 sq. feet)



First Floor

Approx. 41.4 sq. metres (448.0 sq. feet)



Total area: approx. 92.2 sq. metres (992.5 sq. feet)

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