



PETER BALL & CO.  
ESTATE AGENTS

# 10 OLD SCHOOL MEWS, SCHOOL ROAD, CHARLTON KINGS, CHELTENHAM GL53 8AU

**£257,500**

- Mid Terrace
- Waterside Setting
- Two Bedrooms
- Bathroom Upstairs
- Landscaped Garden
- Allocated Parking
- Close To Amenities
- Balcarras Catchment

## PROPERTY DESCRIPTION

A two bedroom modern terrace in a select mews development in the heart of Charlton Kings. With the tranquil backdrop of the nearby Hearne Brook, The Old School Mews is an exclusive, cul-de-sac development of a handful of modern property and former school buildings. Conveniently located in the centre of the village, local amenities, schools and open countryside are all within easy reach. Having been well maintained and beautifully presented by the current owners the accommodation on offer in brief comprises; entrance lobby, modern kitchen to the front and open plan living dining room with recently fitted French doors to the garden. Upstairs are two bedrooms with built-in storage cupboards and a family bathroom with classic white suite.



To the rear and having been expertly landscaped, the low maintenance garden is tiered to offer a range of patio, gravel and decked waterside seating areas in which to relax or dine Alfresco. Further benefits include a carport and additional allocated parking space, double glazing and gas central heating throughout. Within catchment for the highly regarded Balcarras Secondary School, the property makes for an ideal first time, down size or rental investment and viewing comes 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), Bath (A46) and Cirencester (A417) all run through the area providing good connections. The property is situated within walking distance of local shops, supermarkets, library and pubs.

## DIRECTIONS

Leave the Peter Ball & Co office and head out on the A40 towards Oxford. Turn right onto Hearne Road and right onto Church Street. Turn right into School Road where Old School Mews can be found on the right hand side.

## ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band C.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90-100	A		
81-89	B		
72-80	C	79	79
63-71	D		
54-62	E		
45-53	F		
35-44	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Standard	UK Standard

Viewing by appointment with your local office of

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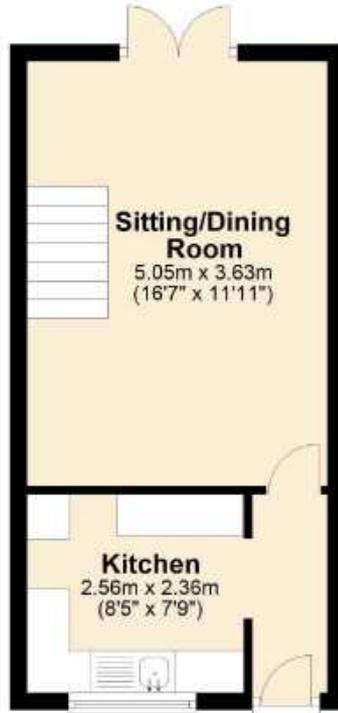
Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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## Ground Floor

Approx. 27.1 sq. metres (291.8 sq. feet)



## First Floor

Approx. 28.9 sq. metres (289.9 sq. feet)



Total area: approx. 54.0 sq. metres (581.6 sq. feet)

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