



PETER BALL & CO.
ESTATE AGENTS

CROFT AVENUE, CHARLTON KINGS, CHELTENHAM GL53 8LF

£289,000

- Two Double Bedrooms
- En Suite Bathroom
- Two Reception Rooms
- Cloakroom
- Balcarras Catchment
- Large Detached Garden
- On Street Parking
- Close To Amenities

PROPERTY DESCRIPTION

A quiet residential street of similar terraced Victorian properties, Croft Avenue is enviably located in the centre of the affluent suburb of Charlton Kings on the edge of the Cotswold countryside. Within catchment for the highly regarded Balcarras Secondary School and just a short walk to village amenities, bus routes and playing fields, it has easy access to the A435 Cirencester with Regency Cheltenham town centre nearby striking the perfect balance between town and country living. Immaculately presented throughout the accommodation on offer is warm and homely and in brief comprises; entrance lobby, living room to the front with feature fireplace and log burning stove, versatile formal dining room, modern fitted kitchen and cloakroom with walk-in shower. Upstairs are two double bedrooms each with double wardrobes fitted and a spacious family en suite bathroom to the rear with modern white suite and separate shower cubicle. The large master bedroom has further

built-in storage and a feature fireplace. Privately enclosed with securely gated access the substantial rear garden boasts a westerly orientation and far reaching views to the countryside. Beautifully maintained a large lawn, pergola and patio seating areas make for an ideal outside space in which to relax or entertain family and friends. A mid terrace with the benefit of rear access pathway and ample parking on street to the front with additional highlights to include double glazing and gas central heating throughout. Viewing of this beautifully presented and affordable period family home in a desirable location comes highly recommended.

SITUATION

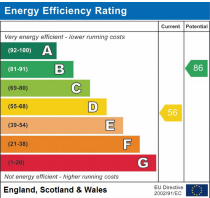
Charlton Kings is a village ideally located towards the east of Cheltenham, the centre for the Cotswolds, and is noted for its splendid range of schools including the renowned Balcarras and St. Edward's. Main roads to London and Oxford (A40), Bath (A46) and Cirencester (A435) all run through the area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

DIRECTIONS

Leave our Charlton Kings office and proceed along the London Road towards Cheltenham. Turn left into Cirencester Road proceed through the traffic lights and left by some local shops into Croft Road. Turn right into Croft Avenue and the property will be found after a short distance on the right hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council - Tax Band C.



Viewing by appointment with your local office of

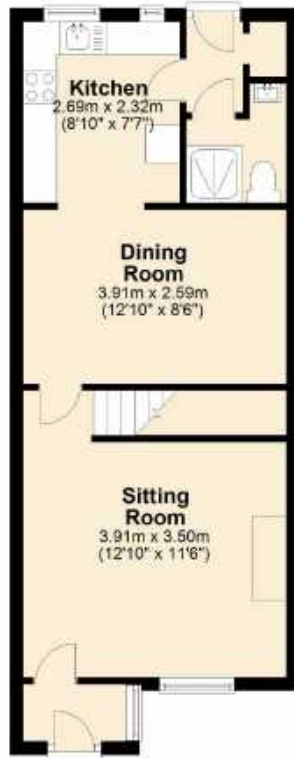
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Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

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



First Floor



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